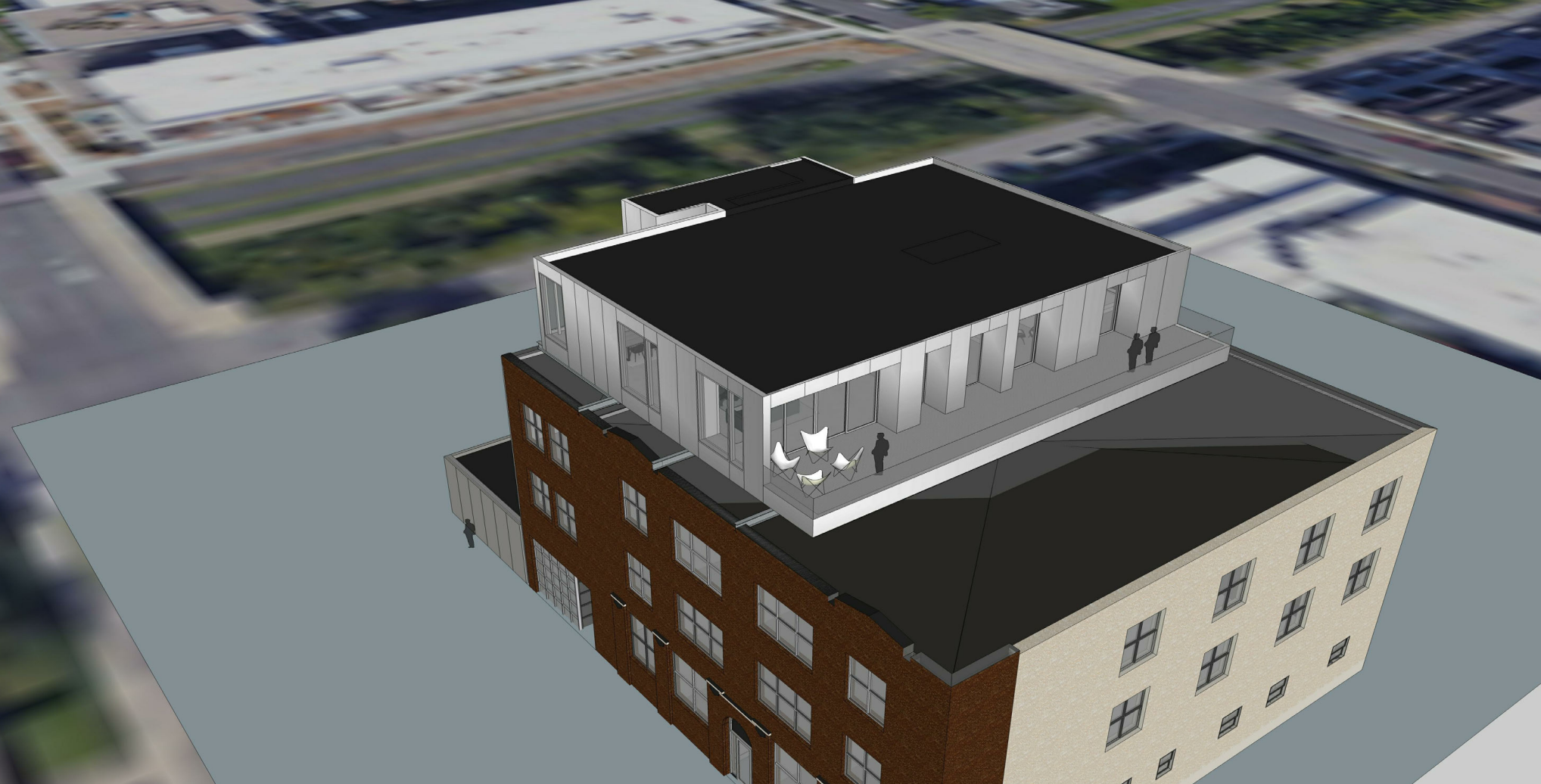
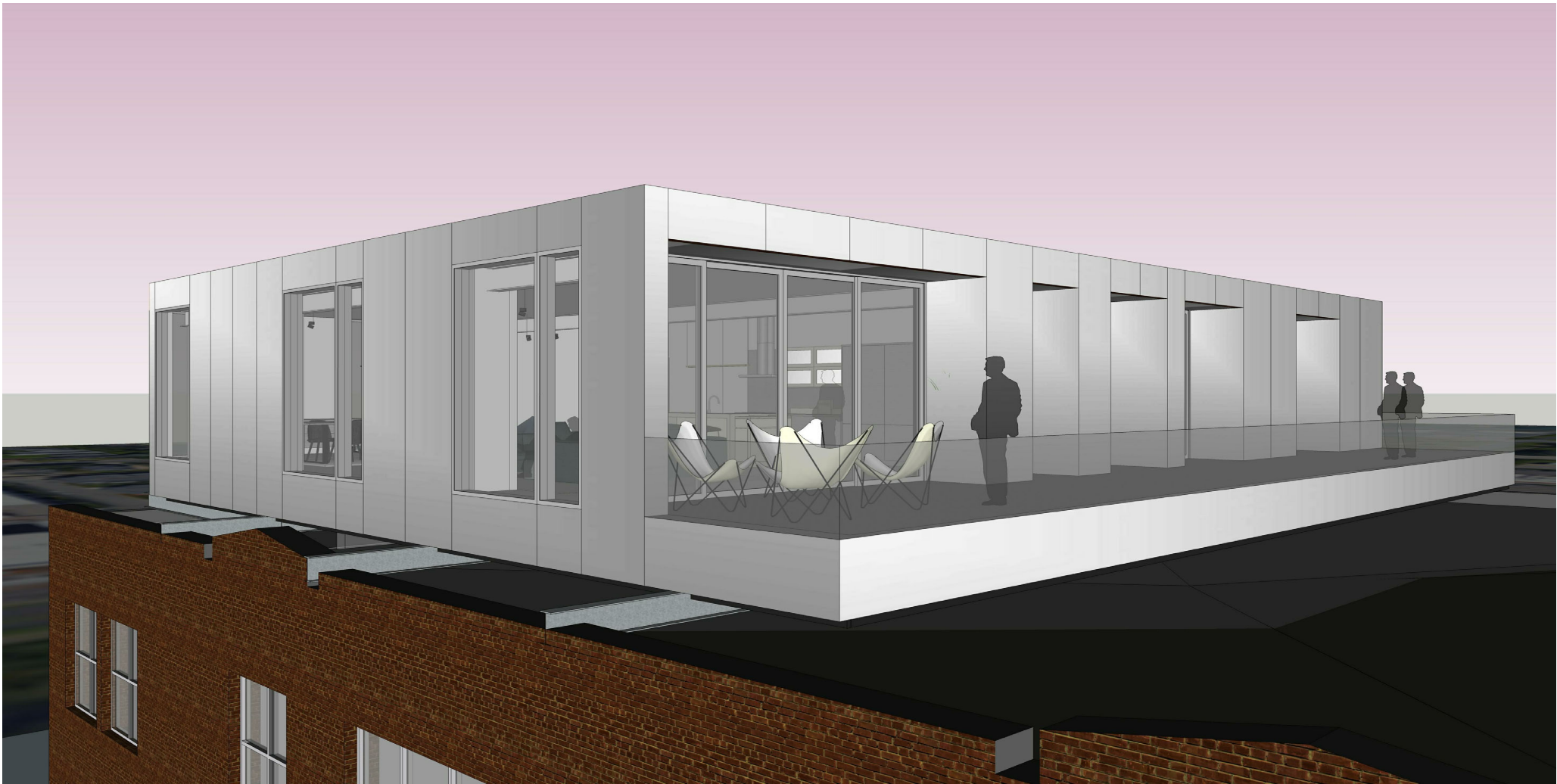


# CHRISTIAN DEAN ARCHITECTURE

2909 LOFT RESIDENTIAL UNIT  
2909 Bryant Ave S, Minneapolis, MN 55408

DRAWING INDEX	
NO.	NAME
GENERAL	
G101	CODE & ZONING
G103	SITE PLAN
G104	EXISTING SURVEY
ARCHITECTURAL DEMOLITION	
AD201	ROOF DEMOLITION PLAN
ARCHITECTURAL	
A000	ARCHITECTURAL PROJECT NOTES
A001	ASSEMBLIES AND FINISH KEYS
A021	DOOR SCHEDULE AND DETAILS
A031	WINDOW SCHEDULE AND DETAILS
A200	GARAGE PLAN & DETAILS
A201	LOFT FLOOR PLAN
A202	LOFT ROOF & GARAGE ROOF PLAN
A203	LOFT DIMENSION PLAN
A204	CONTROL JOINT PLAN
A301	BUILDING ELEVATION - EAST
A302	BUILDING ELEVATION - NORTH
A303	BUILDING ELEVATION - WEST
A304	BUILDING ELEVATION - SOUTH
A305	BUILDING ELEVATION - MISC.
A311	REFLECTED CEILING PLAN - STAIR EXTENSION
A401	WALL SECTIONS
A402	WALL SECTIONS
A403	WALL SECTIONS
A451	DETAILS
A452	DETAILS
A453	DETAILS
A501	VERTICAL CIRCULATIONS
A502	VERTICAL CIRCULATIONS
A601	FINISH PLAN
A611	INTERIOR ELEVATIONS - LIVING & DINING ROOM
A612	INTERIOR ELEVATIONS - KITCHEN
A613	INTERIOR ELEVATIONS - PANTRY - POWDER ROOM
A614	INTERIOR ELEVATIONS - LAUNDRY - OFFICE
A615	INTERIOR ELEVATIONS - MASTER BATH
A616	INTERIOR ELEVATIONS - GUEST BATH
ELECTRICAL	
E002	LOFT LIGHTING PLAN
STRUCTURAL	
S0.0	STRUCTURAL NOTES
S0.1	SPECIAL INSPECTIONS AND STRUCTURAL ABBREVIATIONS
S1.0	LOFT FLOOR FRAMING PLAN
S1.1	ROOF FRAMING PLAN
S1.2	GARAGE FRAMING PLANS & DETAILS
S2.0	FLOOR AND ROOF DETAILS
S2.1	FLOOR AND ROOF DETAILS

SYMBOLS LEGEND			
DRAWING REFERENCE SYMBOLS		PLAN/ELEVATION SYMBOLS	
	Ref MULTI - ELEVATION REFERENCE		REVISION
	Ref ELEVATION REFERENCE		GRID LINE
	Ref SECTION REFERENCE		ELEVATION MARKER
	Ref DETAIL REFERENCE		NORTH SYMBOL
<b>TYPE TAGS</b>			ROOM NAME ROOM FINISH
			ROOM NAME ROOM NUMBER
	DOOR TYPE		
	WALL TYPE	DRAWING NUMBER DRAWING TITLE	
	FIRE RATING ACOUSTICAL RATED	SCALE SHEET	
	WINDOW TYPE MATERIAL TYPE		



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LANDSCAPE ARCHITECT

Contact

27 DECEMBER 2018

COMPILED CONSTRUCTION SET



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CODE REVIEW

**PROJECT DESCRIPTION**

SINGLE RESIDENTIAL LOFT ADDITION ON TOP OF EXISTING SPRINKLERED 3-STORY TYPE IV OFFICE BUILDING.

**ZONING:** OR2 - HIGH DENSITY OFFICE RESIDENCE DISTRICT; PO - PEDESTRIAN OVERLAY

**PROPOSED USE:** LOFT

**APPLICABLE CODES**

BUILDING 2015 MINNESOTA BUILDING CODE, MINNESOTA RULES CH.1305  
ACCESSIBILITY 2015 MINNESOTA ACCESSIBILITY CODE, SECTION 1112  
FIRE MINNESOTA FIRE CODE, MINNESOTA RULES  
MECHANICAL 2015 MINNESOTA MECHANICAL AND FUEL GAS CODE  
ELECTRICAL MINNESOTA ELECTRICAL CODE  
ENERGY MINNESOTA ENERGY CODE  
PLUMBING MINNESOTA PLUMBING CODE

**MINNESOTA BUILDING CODE 2015 - IBC MINNESOTA RULES**

**OCCUPANCY CLASSIFICATIONS (CHAPTER 3)**

310.5 RESIDENTIAL GROUP R-3  
DWELLING UNIT IN MIXED OCCUPANCY BUILDING

**BUILDING HEIGHTS AND AREAS (CHAPTER 5)**

STORIES ABOVE GRADE PLANE =4  
STORIES BELOW GRADE PLANE =0  
HEIGHT =58' FROM GRADE  
TOTAL BUILDING AREA =3,407 SF

**TABLE 503 FOR GROUP R-3 CONSTRUCTION TYPE VB**

BASIC ALLOWABLE HEIGHT STORIES = 3 STORY, 40' \*\*SEE MODIFICATIONS  
BASIC ALLOWABLE FLOOR AREA PER FLOOR = UL.

\*\* 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE  
FOR GROUP R BUILDING EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE, BUT SHALL NOT EXCEED 60 FEET OR FOUR STORIES RESPECTIVELY

GROUP R INCREASE: (NOT USED FOR ANY FIRE RESISTIVE REDUCTIONS)  
ALLOWABLE HEIGHT INCREASE +20' OR 60' COMPLIES  
STORY INCREASE TO 4 STORIES COMPLIES

**TABLE 508.4 REQUIRED OCCUPANCY SEPARATION BETWEEN TYPES B AND R**

1 HOUR SEPARATION - SPRINKLERED  
\*\* SEE DETAIL F1 - 4/A001 ASSEMBLIES - FLOOR FOR FIRE RESISTANCE RATING

**TYPE OF CONSTRUCTION (CHAPTER 6)**

TYPE VB FIRE RESISTANCE RATINGS  
PRIMARY STRUCTURAL FRAME: 0  
BEARING WALLS 0  
EXTERIOR: 0  
INTERIOR: 0  
NONBEARING WALLS: 0  
FLOOR CONSTRUCTION: 0  
ROOF CONSTRUCTION: 0

**FIRE RESISTANCE (CHAPTER 7)**

EXTERIOR WALL OPENINGS (705.8)  
FIRE SEPARATION EXCEEDS 30' ON ALL SIDES. THEREFORE OPENINGS ON THESE ELEVATIONS ARE NOT REQUIRED TO BE PROTECTED.

**SHAFT ENCLOSURES:**  
Not less than 2 hours where connecting 4 stories  
Not less than 1 hour where connecting less than 4  
HORIZONTAL ASSEMBLIES:  
Per 711.4 Exception 2, the supporting construction of the horizontal assembly is not required to be protected.

**INTERIOR FINISHES (CHAPTER 8)**

INTERIOR FINISHES IN GROUP R-3 ARE TO BE RATED CLASS C

**FIRE SUPPRESSION (CHAPTER 9)**

903.2.8  
AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R-3 FIRE AREA.

903.3.1.1  
AUTOMATIC SPRINKLER SYSTEMS INSTALLED SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13.

**MEANS OF EGRESS (CHAPTER 10)**

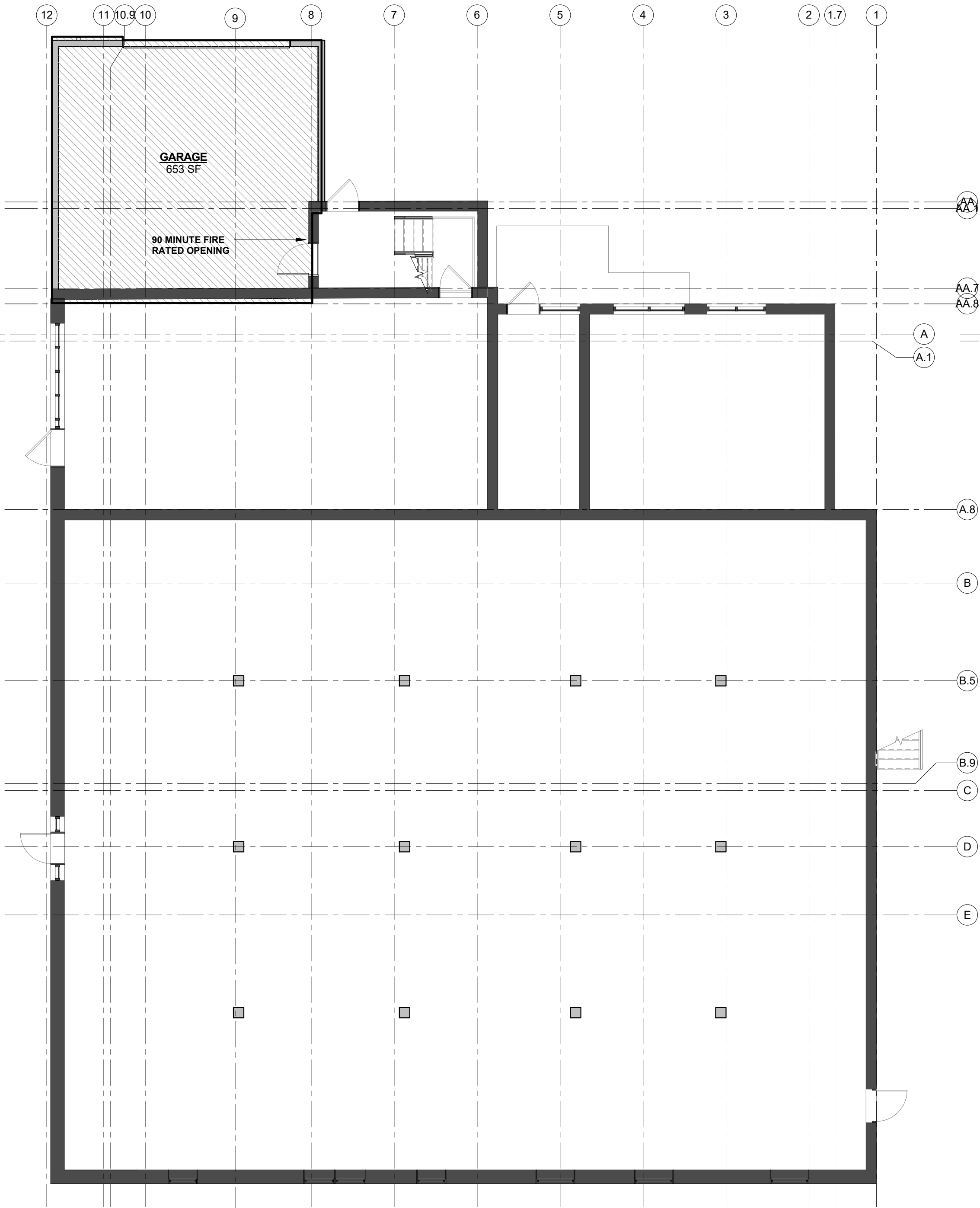
**OCCUPANT LOAD FACTORS (1004.1.2)**  
RESIDENTIAL = 200 gross  
MAXIMUM OCCUPANT LOAD = 17

**NUMBER OF EXITS**  
1021.2 Exception 2. EXITS FROM STORIES  
GROUP R-3 OCCUPANCY BUILDINGS SHALL BE PERMITTED TO HAVE ONE EXIT

**EXIT AND EXIT ACCESS DOORWAYS (1015.1 Exception a)**  
GROUP R-3 OCCUPANCY, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

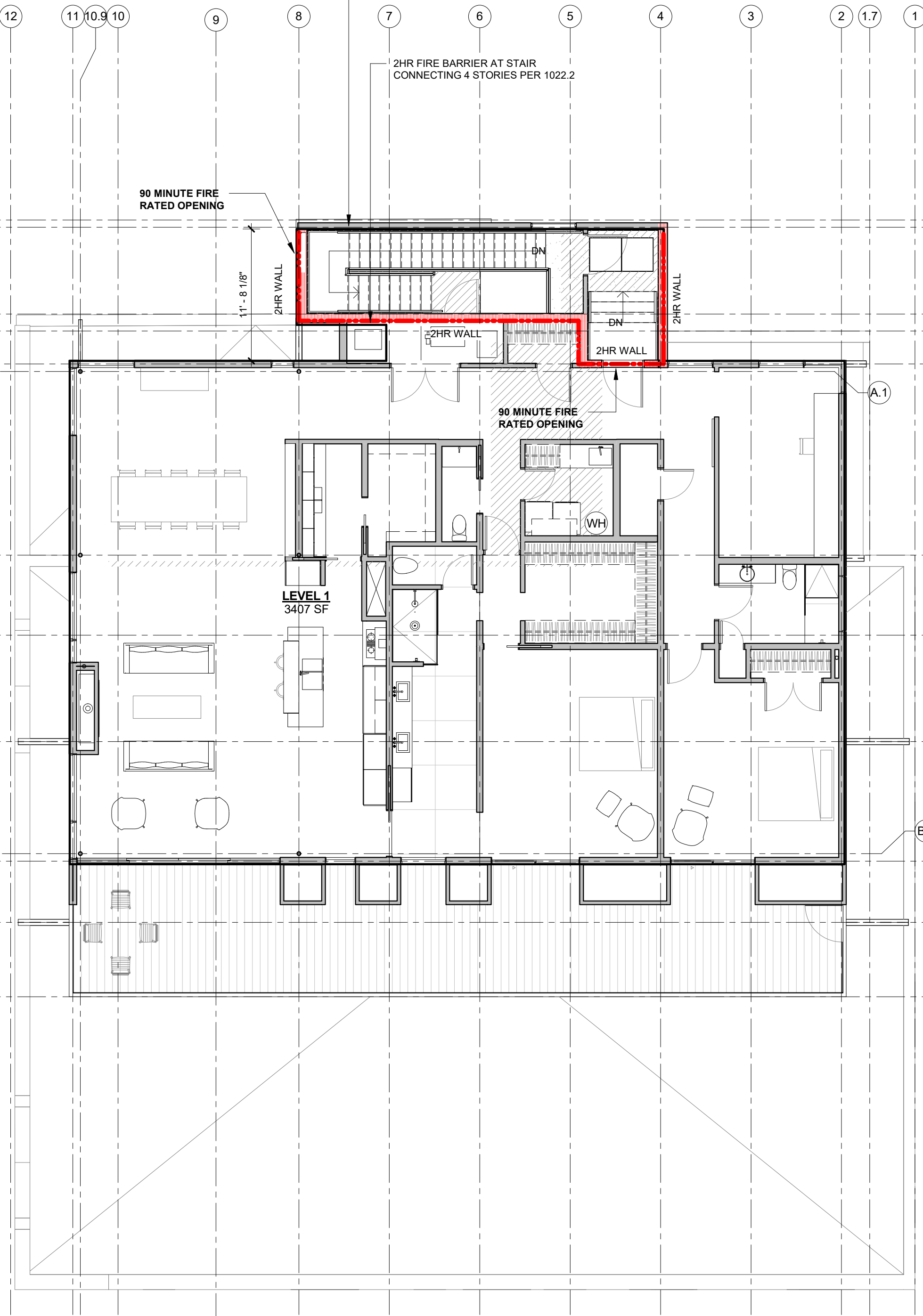
**COMMON PATH OF TRAVEL**  
SPRINKLERED R-3 OCCUPANCY: 75' MAX

**TRAVEL DISTANCE:**  
SPRINKLERED R-3 OCCUPANCY: 200' MAX



2 GARAGE AREA PLAN  
G101 1/8" = 1'-0"

F.A.R. AREA	
NAME	AREA
LEVEL 1	3407 SF
GARAGE	653 SF
	4060 SF



3 LEVEL 1 AREA PLAN  
G101 1/8" = 1'-0"

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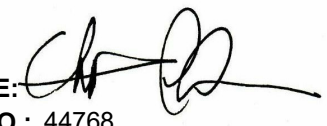
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

**PRINT NAME:** Christian Dean, AIA

**SIGNATURE:**   
**LICENSE NO.:** 44768

Issue / Revision Schedule		
NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018

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CODE & ZONING  
G101



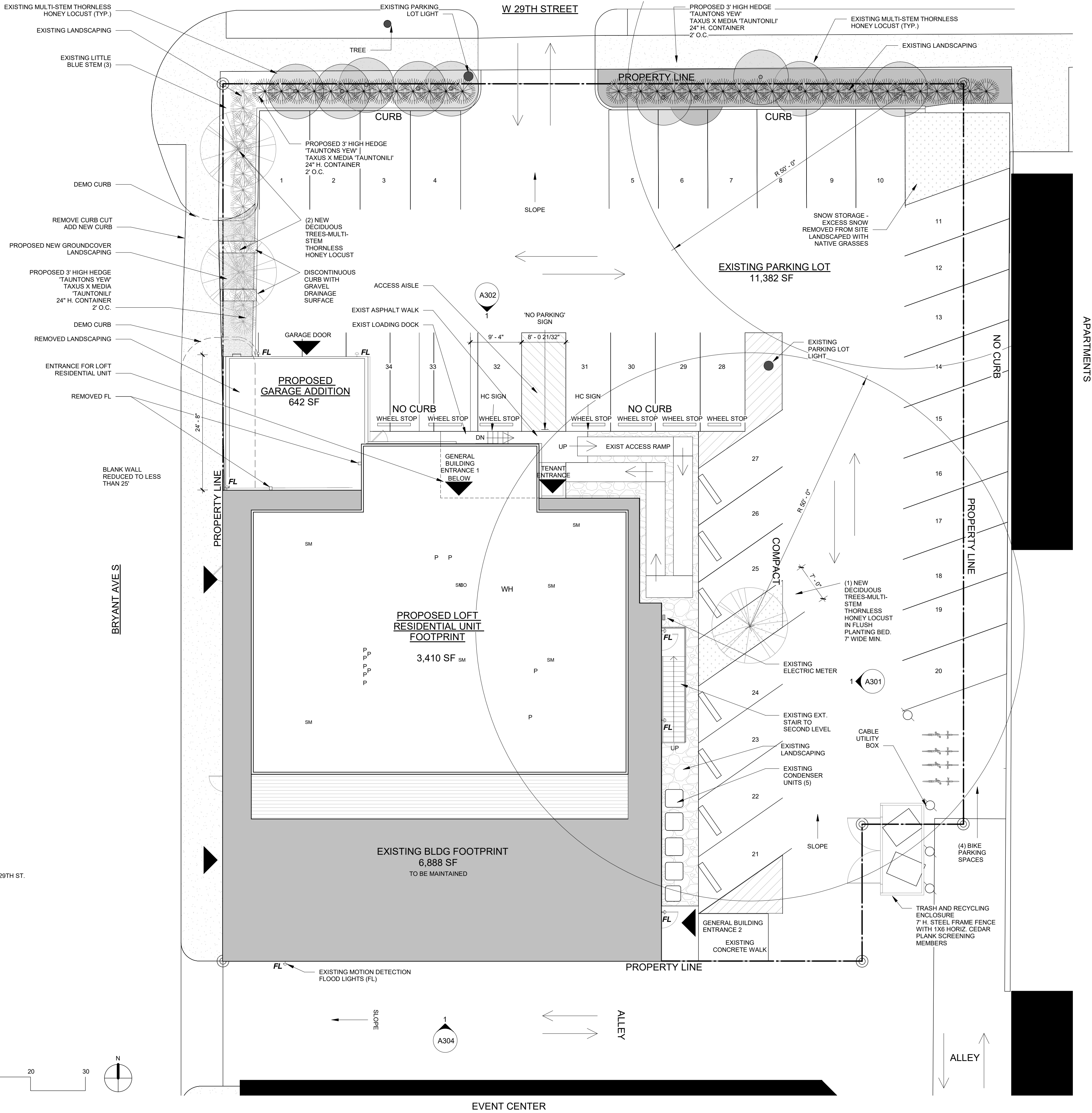
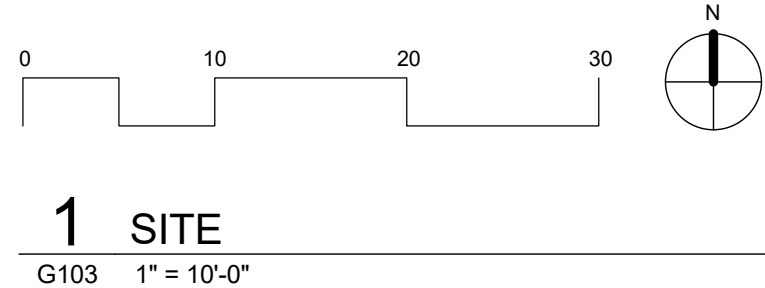
AREAS

TOTAL AREA OF PROPERTY:	21,382 SQ.FT.
EXISTING BUILDING FOOTPRINT:	6,888 SQ.FT.
GARAGE ADDITION:	642 SQ.FT.
EXISTING PARKING TO REMAIN:	11,382 SQ.FT.
EXISTING PARKING REMOVED:	625 SQ.FT.
EXISTING CONCRETE WALK:	286 SQ.FT.
EXISTING ASPHALT WALK:	162 SQ.FT.
EXISTING LOADING DOCK:	132 SQ.FT.
TOTAL IMPERVIOUS:	
EXISTING:	19,475 SQ.FT. (91%)
PROPOSED:	19,470 SQ.FT. (91%)
TOTAL LANDSCAPING:	
EXISTING:	1,907 SQ.FT. (9%)
PROPOSED:	1,912 SQ.FT. (9%)

PROPOSED PLANTINGS:

- (28) LITTLE BLUE STEM
- IN LANDSCAPE BUFFER ALONG BRYANT AVENUE AND 29TH ST.
- (3) MULTI-STEM THORNLESS HONEY LOCUST
- (2) ALONG LANDSCAPE BUFFER ON BRYANT AVE. S.
- (1) IN REAR PARKING LOT

NOTES:



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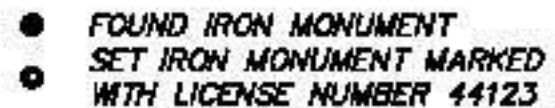
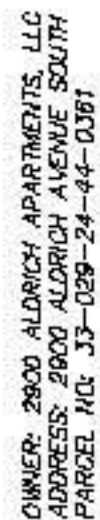
NO.	DESCRIPTION	DATE
1	PDR RESPONSE	06/05/2018
3	PERMIT RESPONSE	08/21/2018

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SITE PLAN

G103





- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED
- WITH LICENSE NUMBER 44123

	MANHOLE
	CATCH BASIN
	AUTO SPRINKLER
	STOP BOX
	GAS METER
	GAS VALVE
	VENT PIPE
	COMMUNICATION BOX
	SIGN
	BOLLARD
	ELECTRIC METER
	AIR CONDITIONER
	LIGHT
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRE
	WALL
	WOOD FENCE
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	BITUMINOUS SURFACE
	CONCRETE SURFACE



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ARCHITECTURAL GENERAL PROJECT NOTES

DIV 02 SITEWORK

- Demo – See site plan for removal of existing asphalt parking at new garage and tree islands
- Waste Removal
- Ref. site plan for scope of site work

DIV 03 CONCRETE AND ASPHALT

- Footings
- New frost protected strip footing at new at grade garage
  - New 12" cmu foundation at new garage
  - Verify existing structural foundation assumptions, field verify existing footings prior to construction

- Slab on grade
- New cast-in-place garage slab

DIV 04 MASONRY

- Walls
- New 12" cmu block walls at garage, Ref. structural for details
  - New 4" modular brick veneer (EC-3) at west and partial north garage walls.

DIV 05 METALS

- Structural steel
- Reference structural drawing for all structural steel scope.

- Custom Fabrications
- Match existing railing & handrail at stair from level 3 to 4:
    - Infill: 5/8" diameter solid rod steel vertical pickets at 4" o.c.
    - Top & bottom rail & handrail: 1-5/8" diameter steel pipe.
    - Reference structural for stringer channel sizes
    - Finish: painted (not powdercoat)
  - Handrail at Foyer Stair
    - 2" x 5/8" flat bar on flat bar supports - 2-1/4" x 2-1/4" x 1/4" mounting plate
    - See details
    - Finish: painted (not powdercoat)
  - Foyer Stair
    - 1/4" Steel plate tread & riser
    - See details
    - Finish: Blackened

- Structural Glass Railing
- Livers Bronze Struct-u-rail or equivalent Structural 'U' channel system
  - C.R.Laurence Single Acting Wall-to-Glass Gate Hinge - Polished Stainless - Catalog # GH037RPS

DIV 06 WOOD, PLASTICS, COMPOSITES

- FRAMING
- Exterior Walls
- 6" SIP Construction

- Interior Walls
- 2x4 with 1/2" gypsum typ.
  - Walls at casework to be backed with 1/2" ply
  - Walls at pocket doors to be 2x6 framing unless noted otherwise
  - Wet walls behind plumbing fixtures to be 2x6 framing unless noted otherwise
  - See wall types in drawings for unique conditions

- Floor Framing
- 10-1/4" SIP Construction

- Roof Framing
- 12-1/4" SIP Construction

- Headers
- Integrated into SIP roof panels.

- Deck Framing and Materials
- Deck Framing 2x12 treated lumber framing
  - Decking Material CaliBamboo Bamdeck 3G 'CD-1'

- Interior Millwork
- Finish: Painted, see Div 09 Finishes for paint types
  - Base: Pittcon Industries Softforms SWBR-400-2 Custom Reveal Base - see A021 for typical detail.
  - Door Trim: Interior Door Frame, custom single rabbeted or wide stop applied with 1" thick frame extended past wall finish 1/2". See A021 for typical details. Note that this detail requires drywall to use tear-away bead at joint.
  - Window Trim: Kolbe Window Jamb Extension, Sheetrock returns. See A031 for typical details. Note that this detail requires drywall to use tear-away bead at joint.

- Architectural Woodwork
- Kitchen cabinets, countertops and island to be provided by Belle Kitchens
  - Pantry: Provide laser edge-banded adjustable melamine shelving.
  - Master Bath: Floating vanity and tall storage cabinet to be flush panel, walnut veneers.
  - Guest Bath: Floating vanity, white gloss laminate with laser edgebanding.
  - Mudroom: Provide laser edge-banded adjustable melamine shelving.
  -

- Countertops
- Kitchen: **n/a**
- For other countertop locations assume a 3cm quartz - provide sf allowance.

DIV 07 THERMAL AND MOISTURE

- Underslab Design
- Install 4" bed of 3/4" diameter or greater clean or washed gravel on top of basement soil
  - Install R-10 (or R-15) rigid insulation under entire basement floor slab
  - Install 6 mil Polyethylene Sheet, Class 1 vapor retarder between insulation and slab

- Garage Slab
- Slope garage slab 1/8" per foot toward garage door

- Foundation Waterproofing and Drain Tile
- Install 4" min. perforated foundation drain w/ 3/4" gravel and filter fabric at outside perimeter of new footings. (top of tile below bottom of interior slab floor). Drain to daylight or interior sump pump.
  - Surround pipe with minimum 6" of 3/4" washed or clean gravel that is fully wrapped with geo-textile fabric. All drain lines shall be connected and exited downhill from the foundation—OR—drain into sealed sump basket with pump

- Weather Barrier
- Install two layers of 30# building paper over exterior sheathing (shingle fashion) integrate window and door flashing
  - Install continuous drainage plane fully sealed at all penetrations that directs water away from home.
  - No cedar or similar siding in direct contact with fiberglass-type drainage plane. Install vertical "sleepers" or use drainage plane appropriate for wood siding.

- Insulation
- General Type: SIP

- Membrane roofing
- Tapered polyiso
  - 1/4" coverboard
  - 60 Mil EPDM roof (sloped structure or tapered polyiso)
  - Adhered
- Flashing and Sheet Metal
- Break metal flashing at parapet caps, typ. (**MTL-2**)
- Gutters, scuppers, downspout: Open-face square downspout with color matched interior, matched scuppers (**MTL-1**)
- Fascia Material: Corrugated metal

- Exterior Cladding
- EC-1:** Clear anodized aluminum rain screen wall panels with concealed mounting clips
- EC-2:** Painted concrete block
- EC-3:** 4" modular brick veneer to match existing south wall (alley side) of existing building

DIV 08 OPENINGS

- DOORS AND WINDOWS
- Exterior window package: Kolbe Vistaluxe
- Exterior doors: Kolbe Vistaluxe
- Entrance door: Truettie - TMF-1000, Grey Mist stain on walnut veneer. 90 Minute Fire Rated as noted on plan.
- Exterior hardware: Emtek Stuttgart levers
- Garage Door: Clopay Modern steel, smooth
- Interior doors: Solid core, flush, paint finish.
- Interior hardware: Emtek Stuttgart levers, Emtek Pocket Door Mortise

- SPECIALTY GLAZING
- Interior Glass Standard Float Glass
- Frameless glass shower surround

DIV 09 FINISHES

- Wall and Ceiling
- Sheetrock Walls and Ceilings
- Seal all gypsum board penetrations in exterior walls using caulk, gaskets or appropriate connection with gypsum board
  - Seal drywall at top plate, bottom plate and penetrations with gasket, sealant or glue
  - 1/2" gypsum at interior walls typ.
  - 5/8" gypsum on ceilings typ.
  - 5/8" typ X gypsum at garage walls and ceiling typ.

- Sheetrock Detail Considerations:
- Extension jamb trim details requires tear-away bead at sheetrock and door and window trim joints
  - Sheetrock returns at windows requires tear away bead
  - Shade Pocket at all floor to ceiling windows
  - Reveal Wall base - see A021 for typical detail

- Specialty Finishes:
- Custom fireplace surround: plate steel panels with blackened finish.

- Tile:
- TL-1: Provide \$10/sf allowance for wall tile at bathroom shower and tub areas.

- Flooring
- CF-1: concrete topping with Class B grind Level 3 polish and seal with ECOS Concrete Sealer or approved equal.

- Painting and Coating
- Interior paint – Benjamin Moore Aura Interior Paint
- Trim paint – Benjamin Moore Enamel

DIV 10 SPECIALTIES

- Fireplaces and stoves: **see spec on floor plan.**
- Bath fittings/accessories: provide allowance.
- Recessed Shade: Mechoshade Pocket
- Drapery track: Kirsch track for ripplefold drapery.

- Storage:
- Closet rod and shelf in closets, typ.
- Dressing room to be priced/provided by owner.

- HVAC Vent Covers
- Pacific Register Co. cast aluminum vent covers in Linear pattern.

- SHADE-1** - Roller Shade: Mechoshade or similar, manual operation, confirm color with owner & architect.

DIV 11 EQUIPMENT

- Appliances to be supplied by owner.

DIV 12 FURNISHINGS

- Project Specific

DIV 13 SPECIAL CONSTRUCTION

- n/a

DIV 14 CONVEYING EQUIPMENT

- n/a

DIV 21 FIRE SUPPRESSION

- n/a

DIV 22 PLUMBING

- Install PEX piping
- Water Heater, direct vented, ENERGY STAR QUALIFIED
- Install a hot water demand re-circulation pump for homes with hot water runs of greater than 100'
- Underslab hydronic heat
- Allow \$12,000 for Plumbing Fixtures

DIV 23 HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

- Equipment Requirements
- Furnace, substantially better than ENERGY STAR (9.0HSPF, ≥ 94 AFUE Furnace. Furnace is equipped with an electronically commutated fan motor (ECMs) (variable speed motor)
  - Cooling, substantially better than ENERGY STAR (≥ 17 SEER)
  - Energy recovery ventilator (ERV)
  - Use HEPA or better-performing air filter with MERV rating of 12 to 15 (greater than 1" thick pleated filters preferred)
  - All equipment to be direct vent or sealed combustion, no atmospherically vented equipment

- System Design
- Design appropriate duct and mechanical system using ACCA Manual D
  - Airflow for each duct measured and balanced to within 15 cfm of design value.
  - Multiple return ducts or transfer grills.
  - Each bedroom shall have a dedicated return duct, or for homes with no return ducts located in bedrooms, all supply air shall have a direct path back to a return grille even when doors are closed. This path shall be through transfer grills. Houses with undercut doors to bedrooms do not qualify for these points.
  - Provide manual D to architect
  - Design and install heating and cooling equipment according to ACCA Manual J calculations. Provide ACCA Manual J calculations with the checklist to architect
  - Zone house by level
  - All new ductwork shall be made of rigid duct materials (i.e. sheet metal, duct board, etc.)
  - Dryers must vent directly through sealed, rigid (no flexible) and continuous ducting to the exterior of the home. The ducting must not have kinks or angles greater than 90 degrees
  - Supply and return duct outlets and inlets shall be covered to stop construction trash and dust from contaminating new duct system. Seal with a continuous plastic covering and sealed with duct tape strong enough to keep openings sealed during construction. Avoid operating equipment during construction, as this draws contaminants into the system.
  - Seal all new ductwork
  - No joist panning or flexible ducts
  - No new air handling equipment shall be installed in a garage.
  - All outdoor air intakes for ventilation located at least 10' away from air exhaust outlets and areas where vehicles may be idling
  - All supply duct take-offs shall be spaced at least 6" apart from each other with no duct take-offs originating from the cap of the supply plenum. No duct take-offs within 6" of supply plenum cap
  - Inspect and clean air-handling equipment before installing diffusers, grilles, and before making system operational

DIV 26 ELECTRICAL

- Electrician to verify rough-in requirements for specified fixtures at all locations. Notify architect immediately if there are compatibility or installation concerns.
- Recessed lighting: 4" recessed downlight with white baffle trim, Halo or equal. IC rated where in insulated ceiling cavities
- Switches and outlets to be Leviton Decora or Lutron Diva
- All lighting to be dimmable unless noted otherwise
- Provide power to light switch boxes to accommodate future home automation options
- See electrical schedule for fixture allowances
- Provide outlets as required by code
- Doorbell - provide allowance.

DIV 27 COMMUNICATIONS

- AV system: **Homeowner or contractor scope**
- Sonos in wall or in ceiling speakers

DIV 31 LANDSCAPING

- Carry allowance for landscaping repair post construction.
- Include allowance for:
- Final grading
- Irrigation System
- Topsoil/sod
- Plant materials per site plan.
- Paving per site plan.
- Site Lighting per site plan.

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Issue / Revision Schedule

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3	PERMIT RESPONSE	08/21/2018

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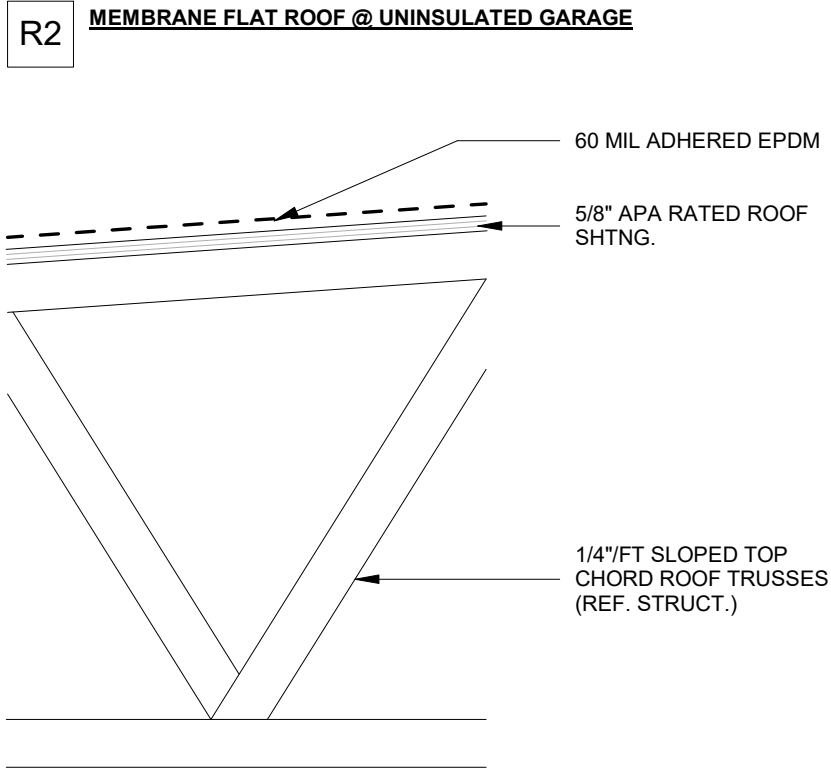
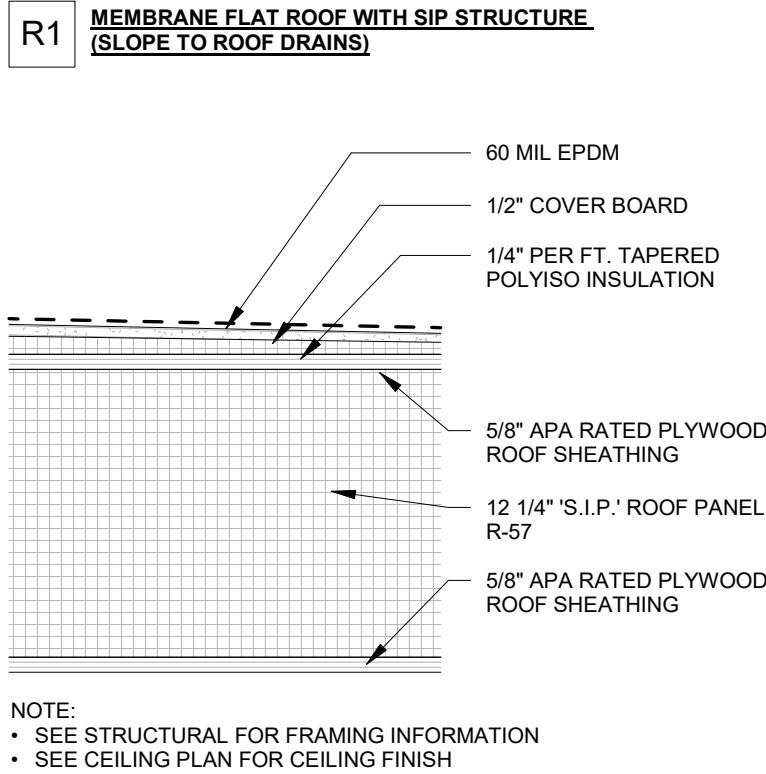
ARCHITECTURAL  
PROJECT NOTES

A000

COMPILED CONSTRUCTION SET 27 DECEMBER 2018

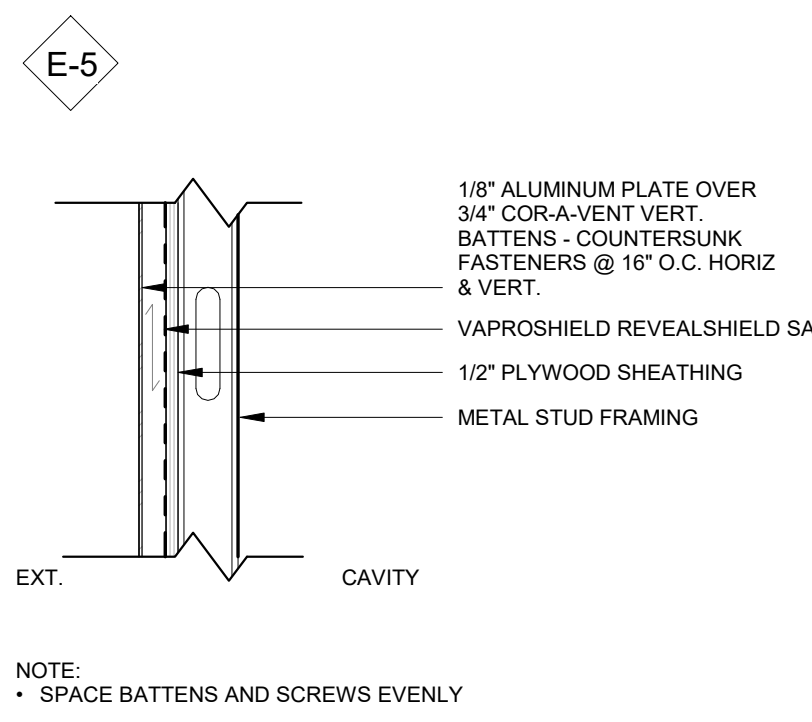
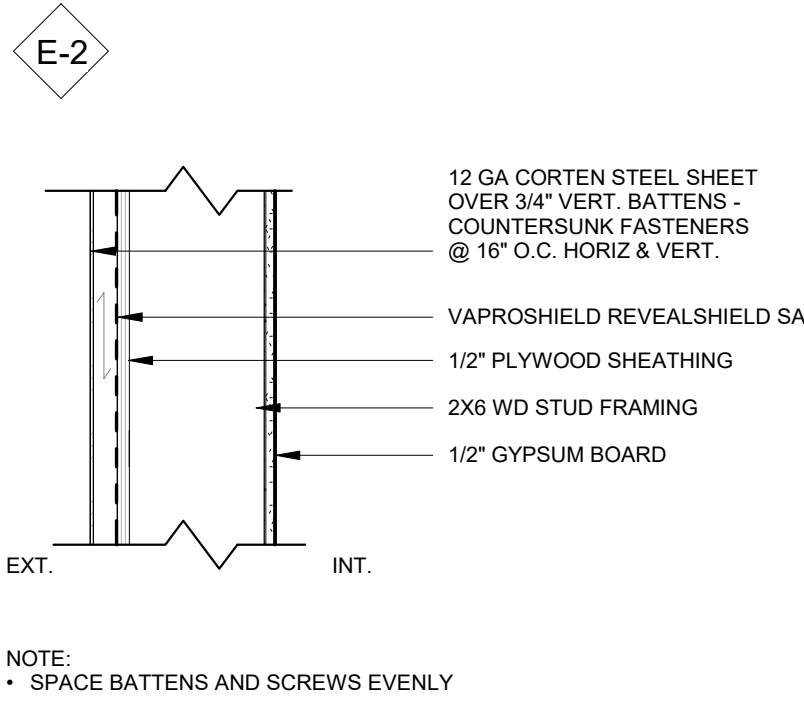
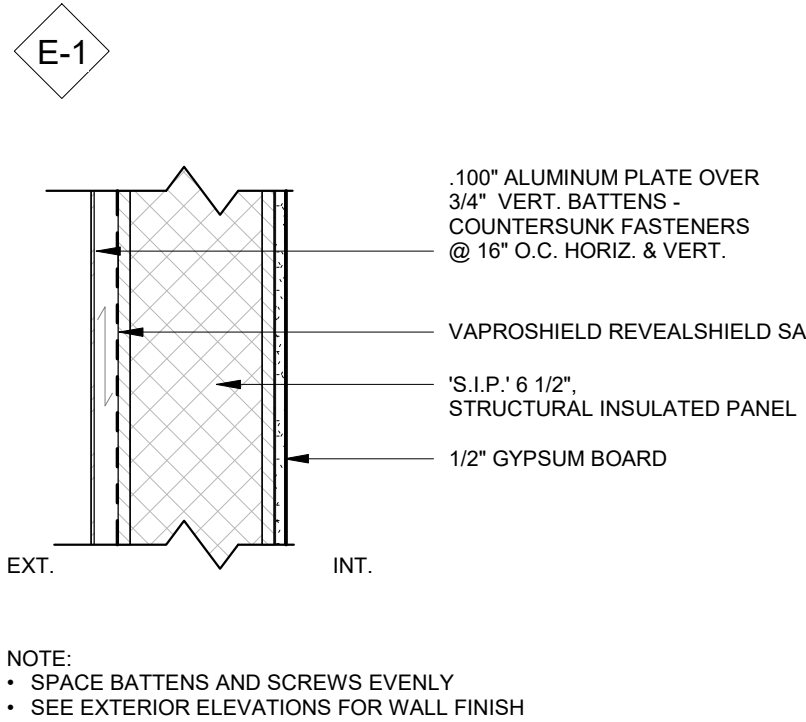
2909 Bryant Ave S, Minneapolis, MN 55408  
Project No.: 2017 22

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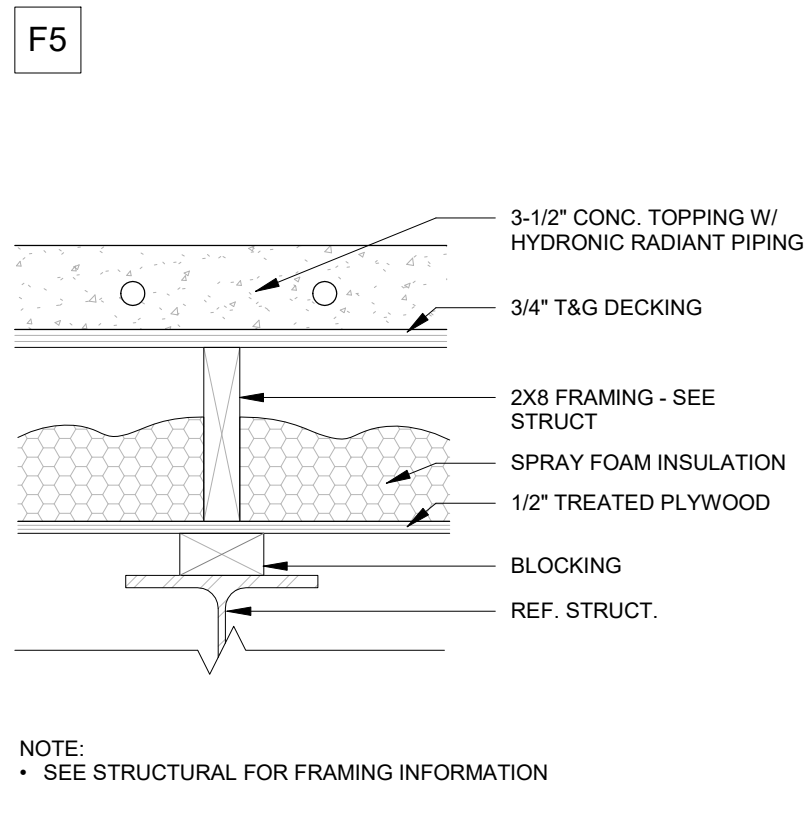
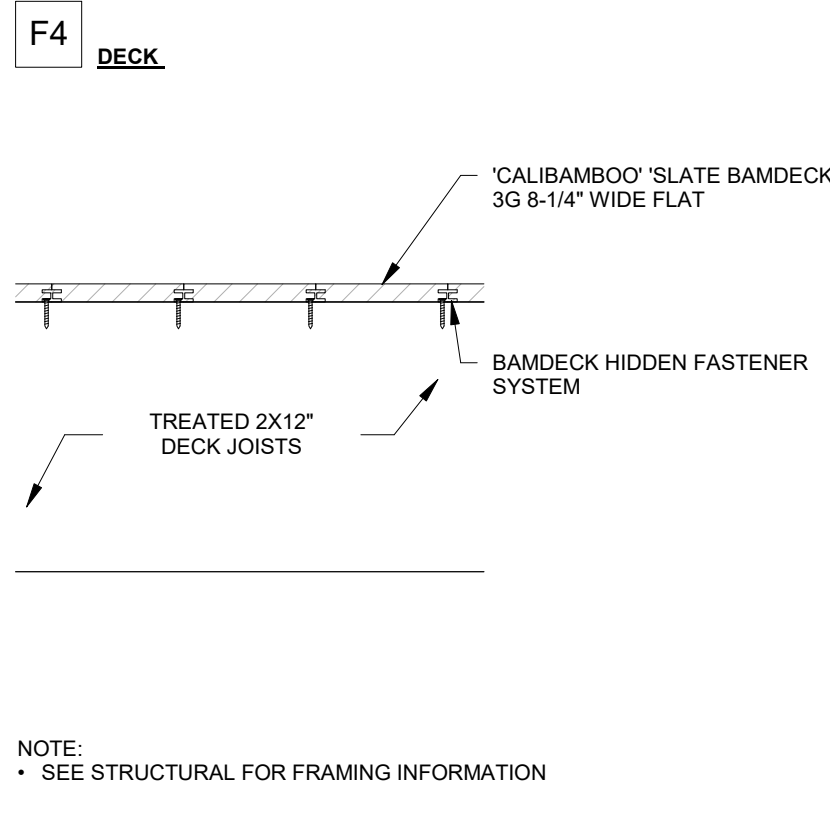
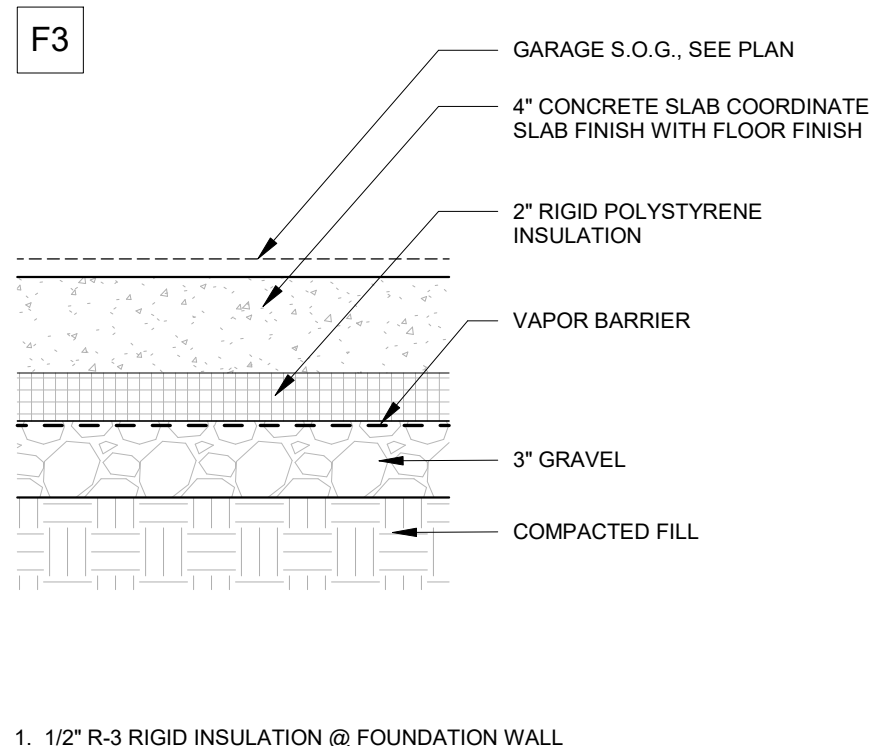
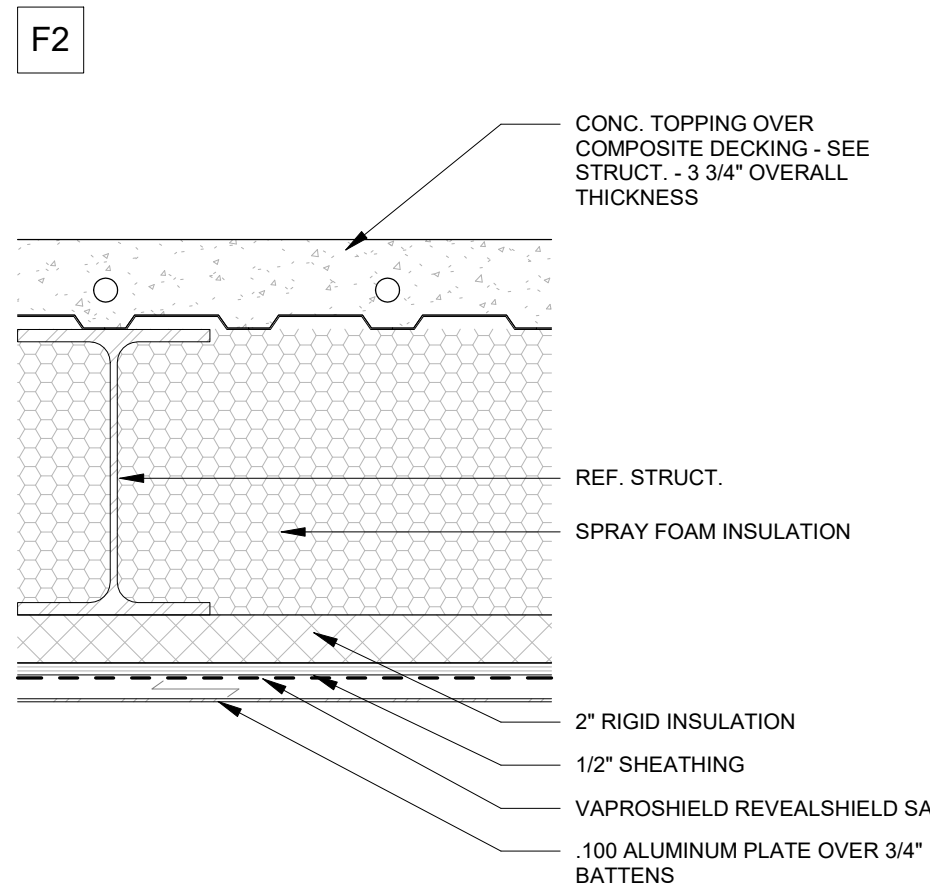
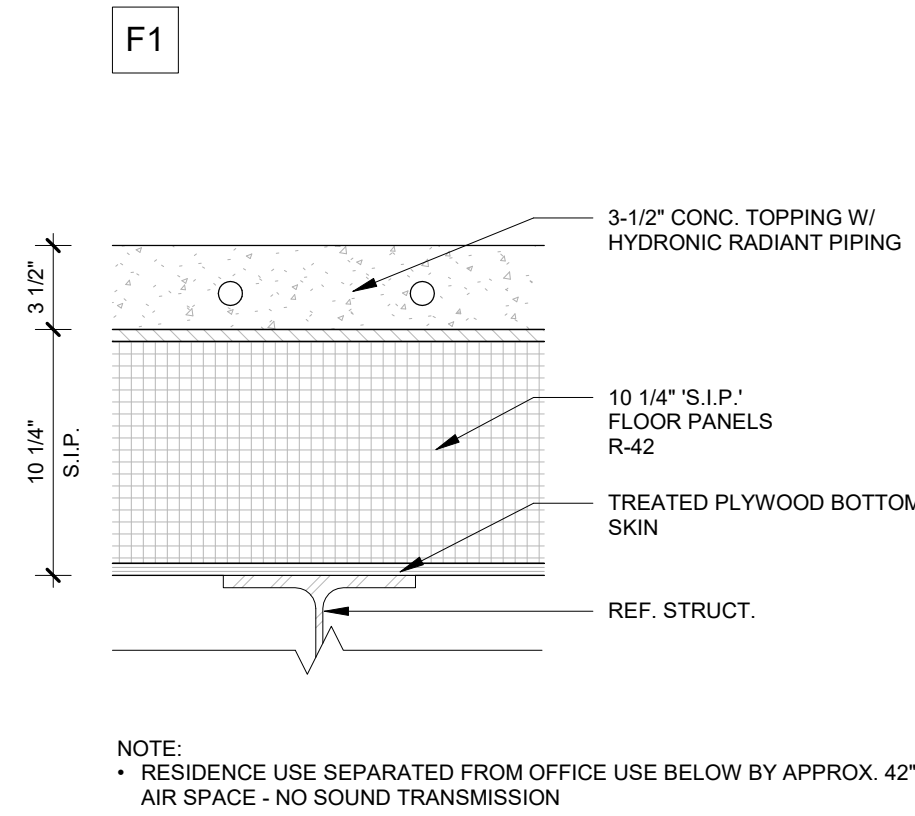
## 1 ASSEMBLIES - ROOF

A001 1 1/2" = 1'-0"



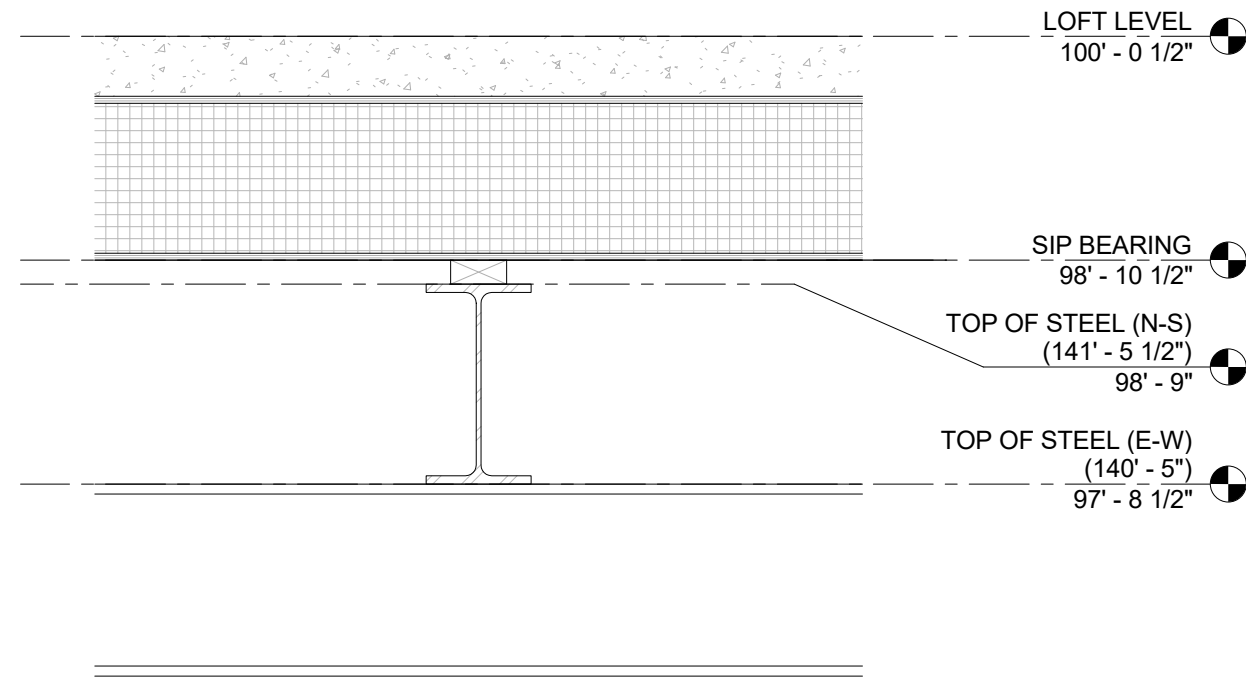
## 2 ASSEMBLIES - EXTERIOR WALL

A001 1 1/2" = 1'-0"



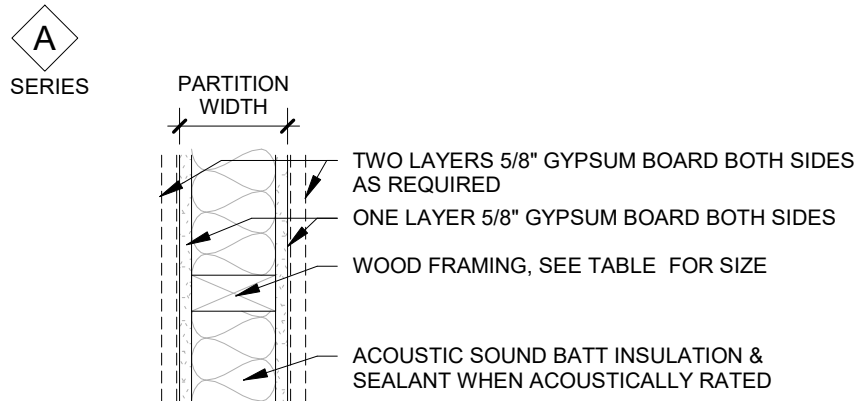
## 4 ASSEMBLIES - FLOOR

A001 1 1/2" = 1'-0"



## 5 LEVELS DIAGRAM

A001 1" = 1'-0"



PARTITION TYPE	FRAMING SIZE	PARTITION WIDTH	NOTES
A4	3 1/2"	4 1/2"	1, 2, AND 3
A6	5 1/2"	6 1/2"	1, 2 AND 4

- NOTES
1. WALLS AT CASEWORK TO BE BACKED WITH 1/2" PLYWOOD
  2. SEE INTERIOR ELEVATIONS FOR WALL FINISH
  3. WHERE NOTED 'A4' 2 HR RATED, UL U301, (2) LAYERS 5/8" GYP EACH SIDE IS REQUIRED
  4. WHERE NOTED 'A6' 2 HR RATED, UL U301, (2) LAYERS 5/8" GYP EACH SIDE IS REQUIRED

## 3 ASSEMBLIES - PARTITIONS - RESIDENTIAL (WOOD)

A001 1 1/2" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

## CHRISTIAN DEAN ARCHITECTURE

2909 Bryant Ave #304  
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612.827.7825

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**PRINT NAME:** Christian Dean, AIA

**SIGNATURE:** 

**LICENSE NO.:** 44768

### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018
4	ASI 003 - LOFT LEVEL REVISION	10.25.2018

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## ASSEMBLIES AND FINISH KEYS

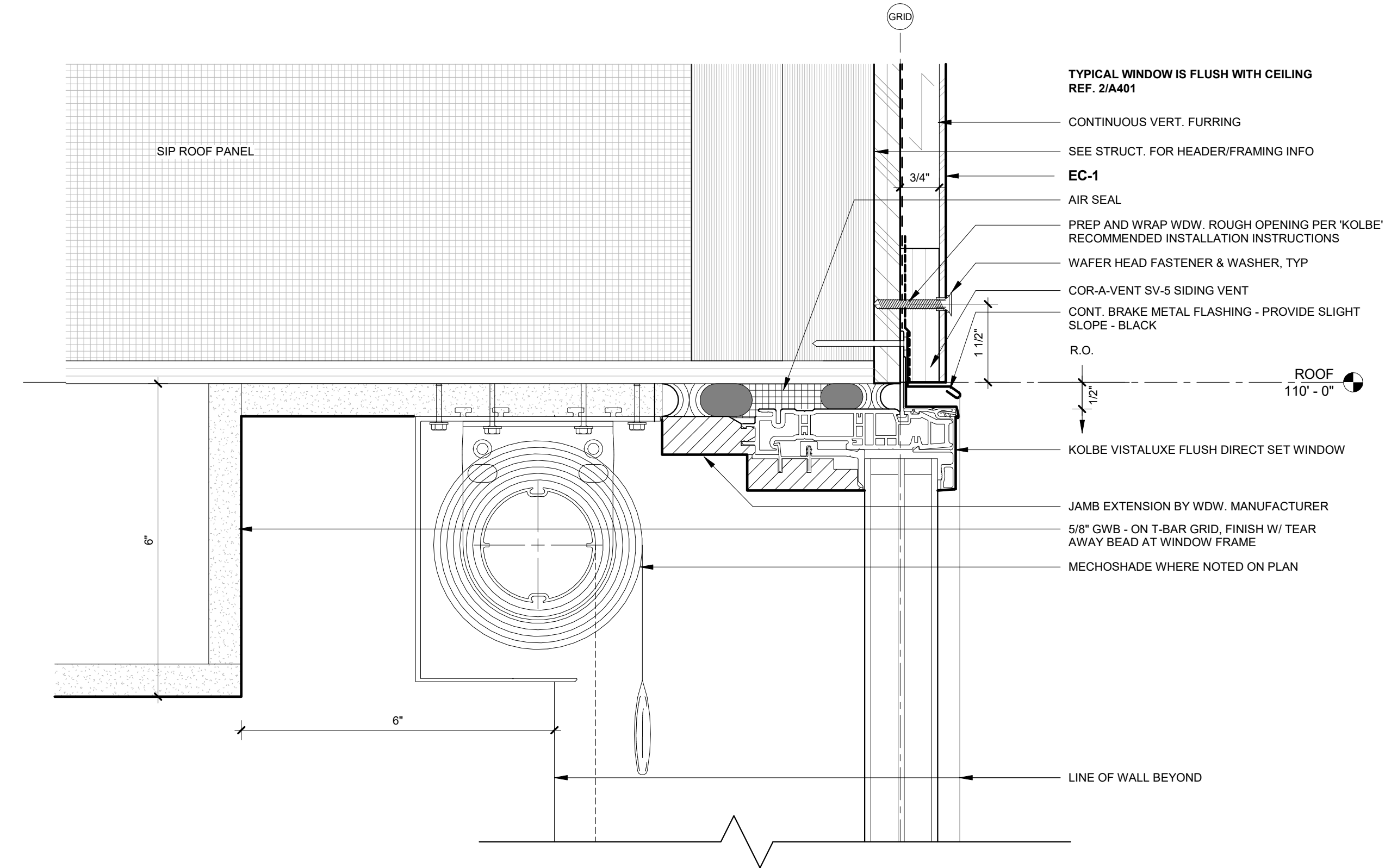
# A001



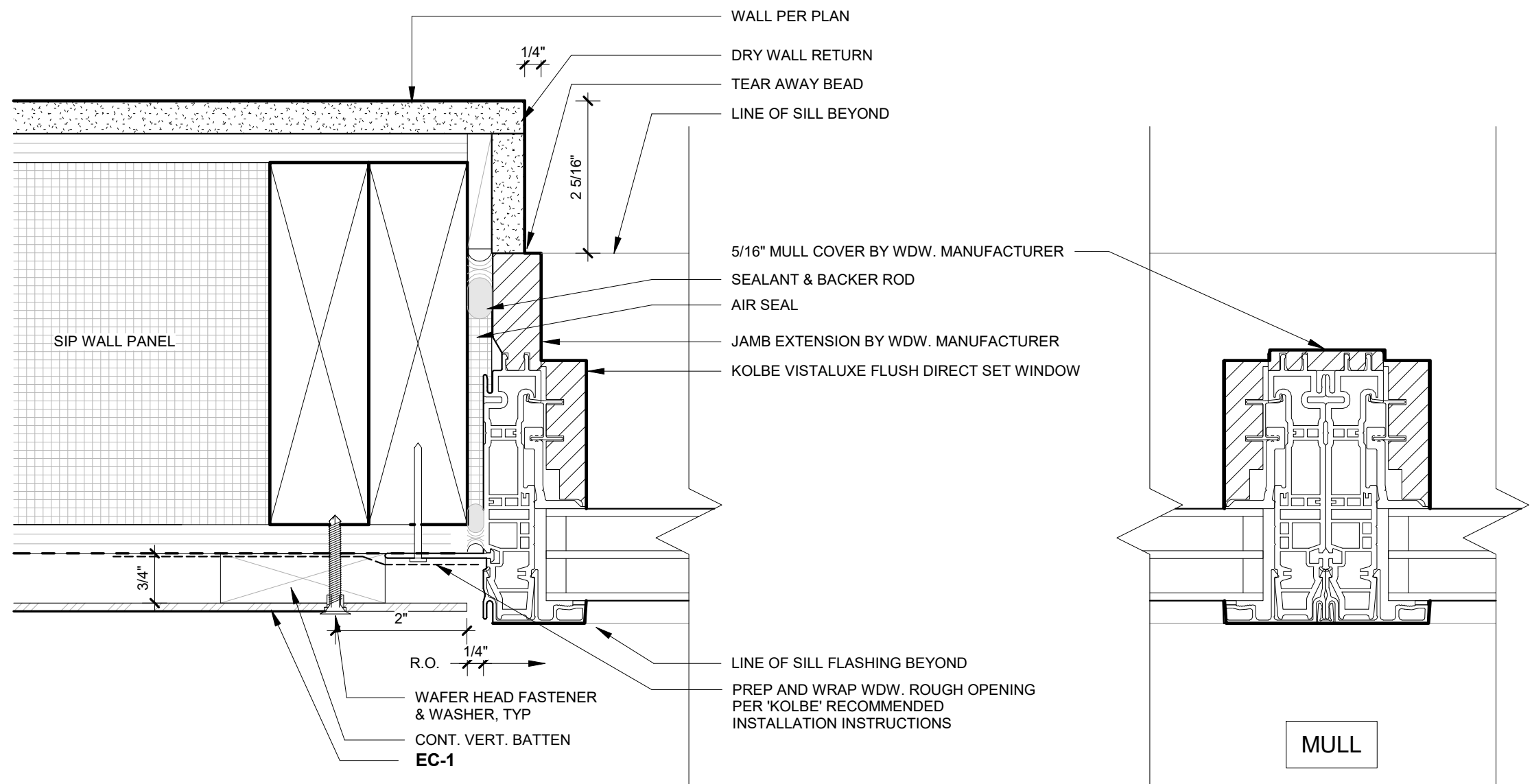




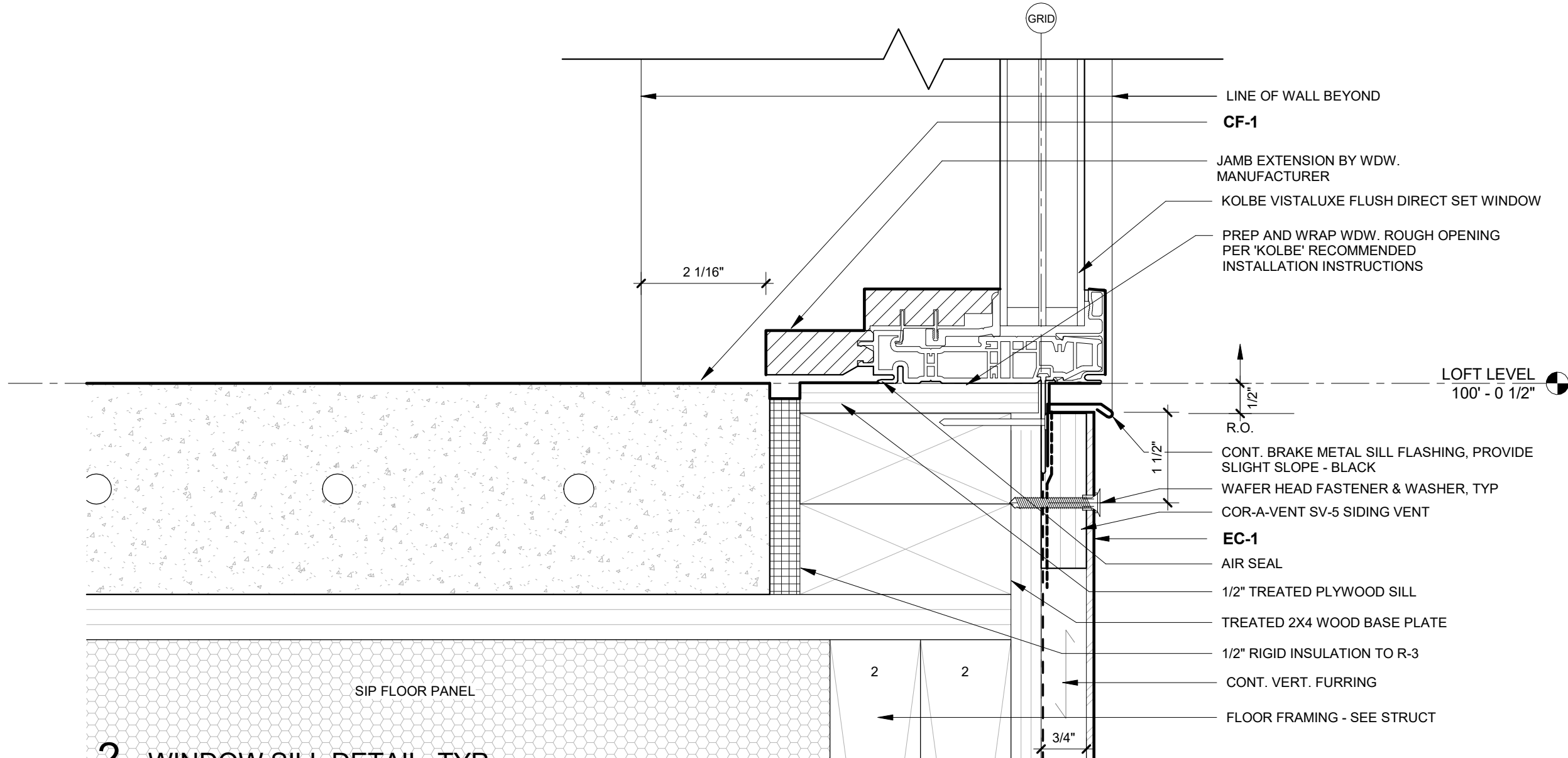
WINDOW SCHEDULE												
MARK	COUNT	MFG	MODEL	FUNCTION	ROUGH OPENING				FRAME FINISH		HWR GROUP	COMMENTS
					ROUGH WIDTH	ROUGH HEIGHT	WIDTH	HEIGHT	EXTERIOR	INTERIOR		
W001	4	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	4' - 0 1/2"	9' - 11 1/2"	4' - 0"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W002	3	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	6' - 0 1/2"	9' - 11 1/2"	6' - 0"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W003	1	Kolbe & Kolbe Millwork Co., Inc.	VISTALUXE	DIRECT SET CORNER					ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED - LEG 1 45", LEG 2 35-5/16", MINIMAL POST AT CORNER
W004	1	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	2' - 0 3/4"	9' - 11 1/2"	2' - 0 1/4"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W005	1	Kolbe & Kolbe Millwork Co., Inc.	VLA1420	AWNING	5' - 0 1/2"	3' - 6 1/2"	5' - 0"	3' - 6"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W006	1	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	5' - 0 1/2"	9' - 11 1/2"	5' - 0"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W007	1	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	4' - 0 1/2"	7' - 0 1/2"	4' - 0"	7' - 0"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W009	1	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	2' - 8 1/2"	9' - 11 1/2"	2' - 8"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W010	1	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	3' - 4 1/4"	9' - 11 1/2"	3' - 3 3/4"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED
W011	1	Kolbe & Kolbe Millwork Co., Inc.	VLDS1420	DIRECT SET	2' - 0 1/2"	9' - 11 1/2"	2' - 0"	9' - 11"	ANODIZED ALUMINUM	WHITE - SITE FINISHED		TEMPERED



1 WINDOW HEAD DETAIL, TYP.  
A031 6" = 1'-0"



3 WINDOW JAMB DETAIL, TYP.  
A031 6" = 1'-0"



2 WINDOW SILL DETAIL, TYP.  
A031 6" = 1'-0"

- REFERENCE A000 DIVISION 08 OPENINGS FOR:
- WINDOW SPECIFICATION
  - DOOR SPECIFICATION
  - EXTERIOR HARDWARE GROUPS
  - INTERIOR HARDWARE GROUPS

2909 LOFT RESIDENTIAL UNIT

## CHRISTIAN DEAN ARCHITECTURE

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LICENSE NO.: 44768

### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018
5	ASI 004 - WINDOW SIZES & LOCATIONS	10.25.2018

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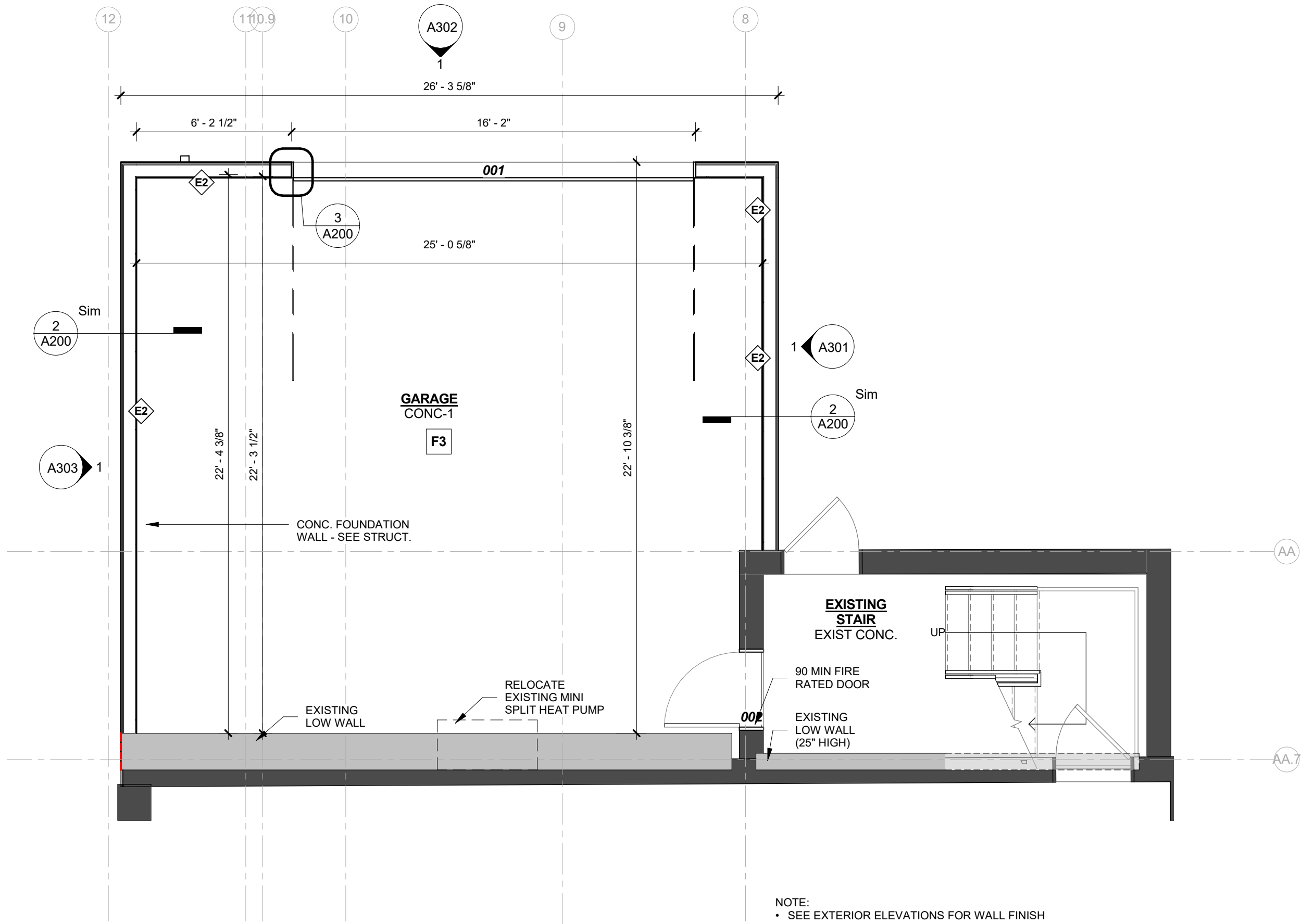
## WINDOW SCHEDULE AND DETAILS

# A031

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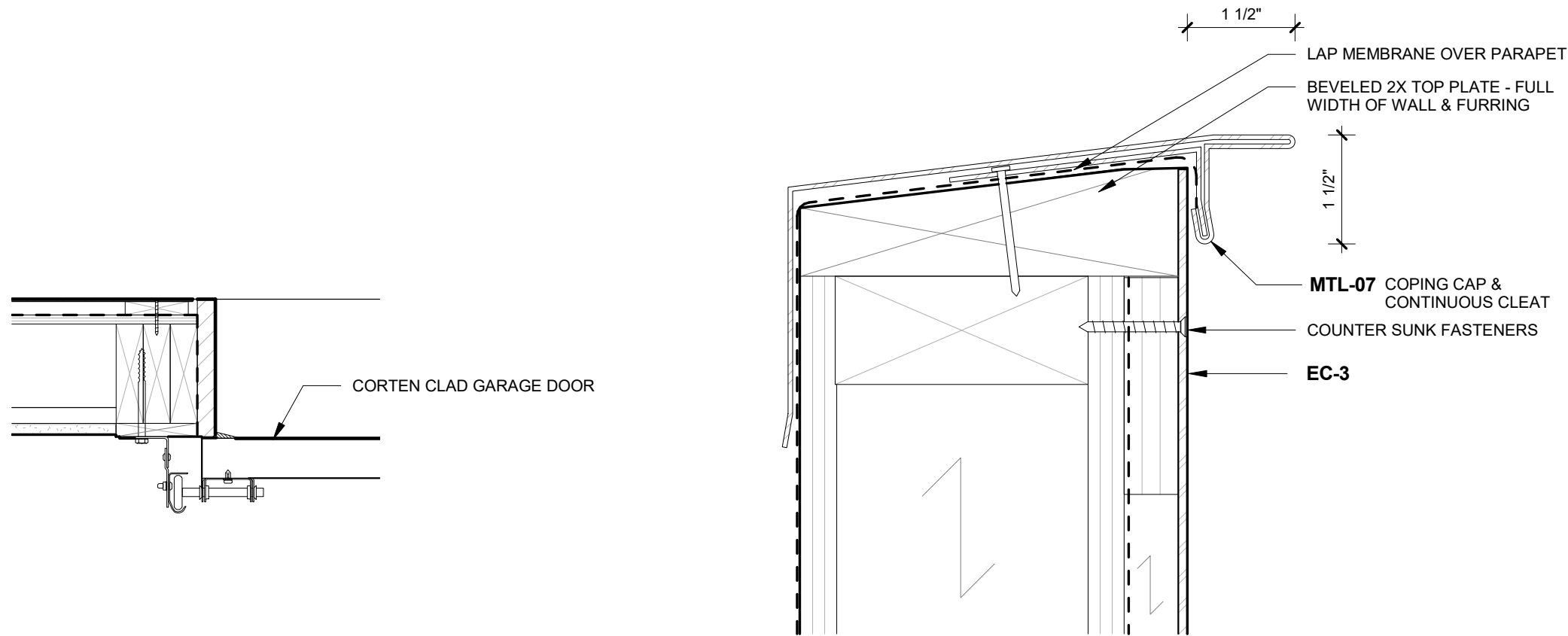


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1 GARAGE PLAN

A200 1/4" = 1'-0"

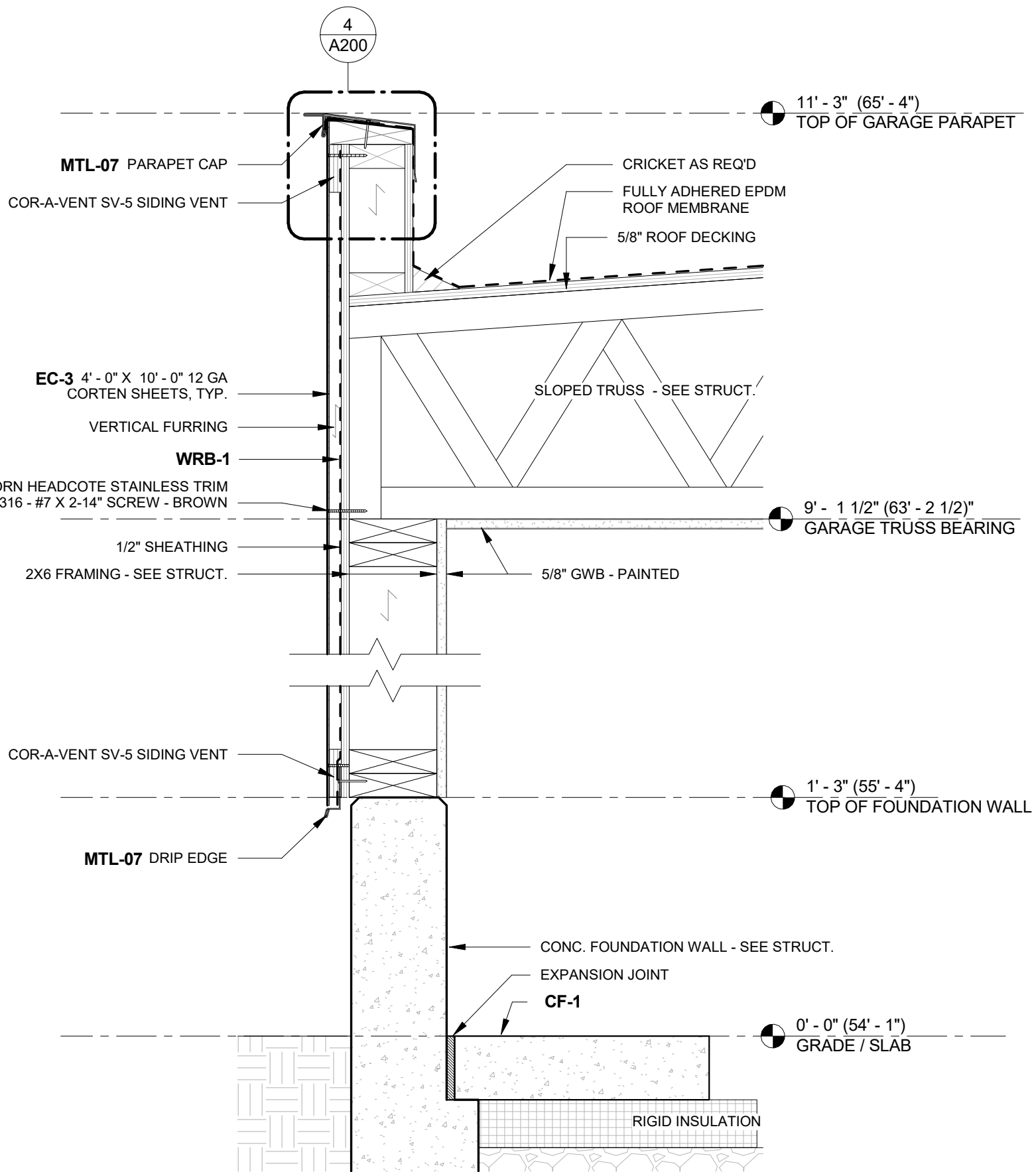


3 GARAGE DOOR JAMB

A200 1 1/2" = 1'-0"

4 DETAIL - GARAGE PARAPET CAP

A200 6" = 1'-0"



2 WALL SECTION - TYPICAL GARAGE

A200 1 1/2" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

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### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018

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## GARAGE PLAN & DETAILS

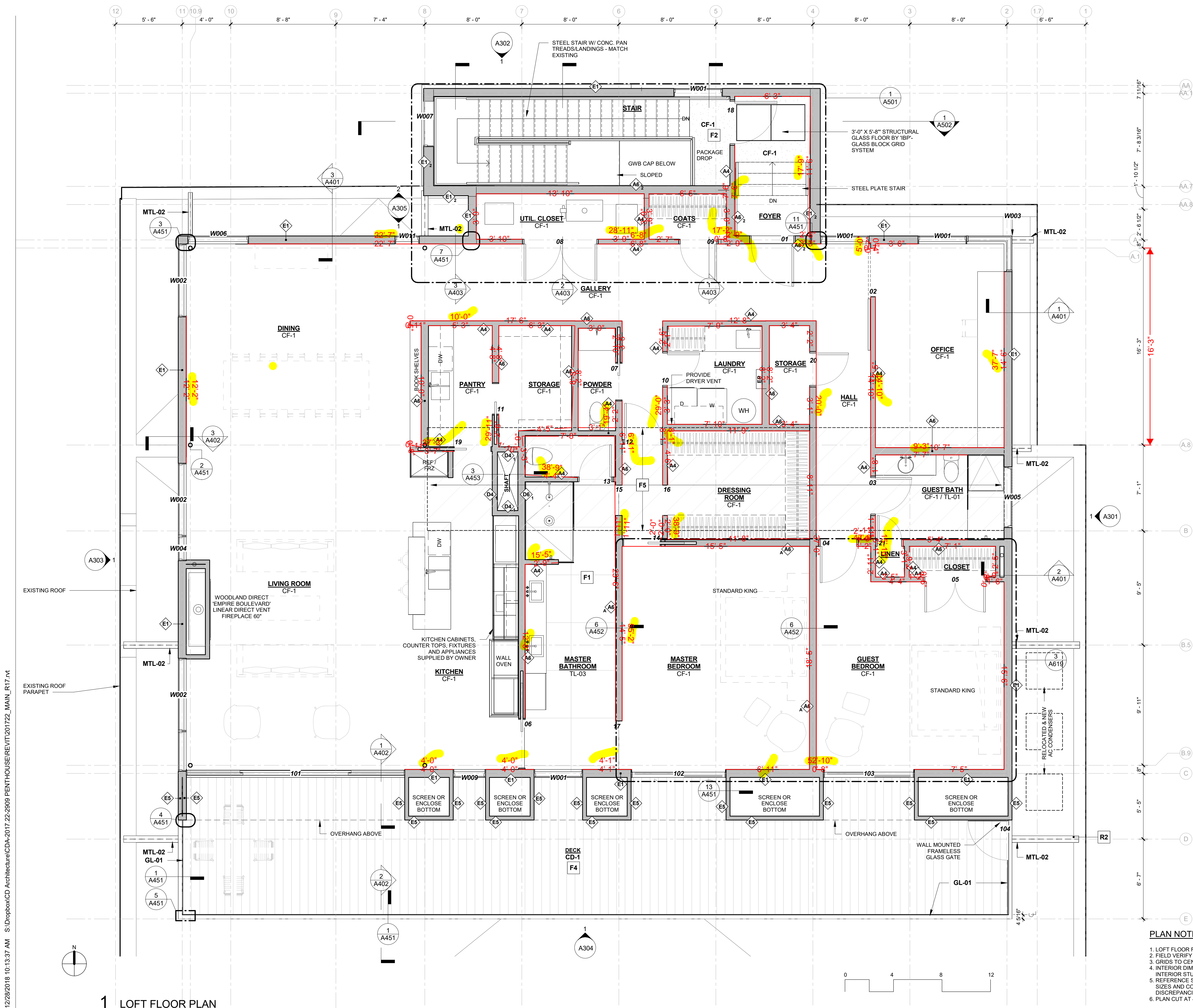
# A200

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#### PLAN NOTES

1. LOFT FLOOR FINISHED FLOOR ELEVATION 100'-0"
2. FIELD VERIFY ALL DIMENSIONS
3. GRIDS TO CENTERLINE OF STEEL AND/OR EXTERIOR FACE OF EXISTING MASONRY WALLS
4. INTERIOR DIMENSIONS TAKEN FROM STRUCTURAL FACE OF EXTERIOR WALLS TO CENTERLINE OF INTERIOR STUD WALLS, U.N.O.
5. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL FRAMING REQUIREMENTS, SIZES AND CONFIGURATIONS. COORDINATE WITH ARCHITECTURE LAYOUT AND REVIEW DISCREPANCIES WITH ARCHITECT.
6. PLAN CUT AT 4'-0" ABOVE FLOOR LEVEL

## 2909 LOFT RESIDENTIAL UNIT

### CHRISTIAN DEAN ARCHITECTURE

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#### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
1	PDR RESPONSE	06/05/2018
2	INTERNAL PLAN REV	06/22/2018
3	PERMIT RESPONSE	08/21/2018
5	ASI 004 - WINDOW SIZES & LOCATIONS	10.25.2018
6	ASI 005 - STAIR RECONCILED	10.26.2018

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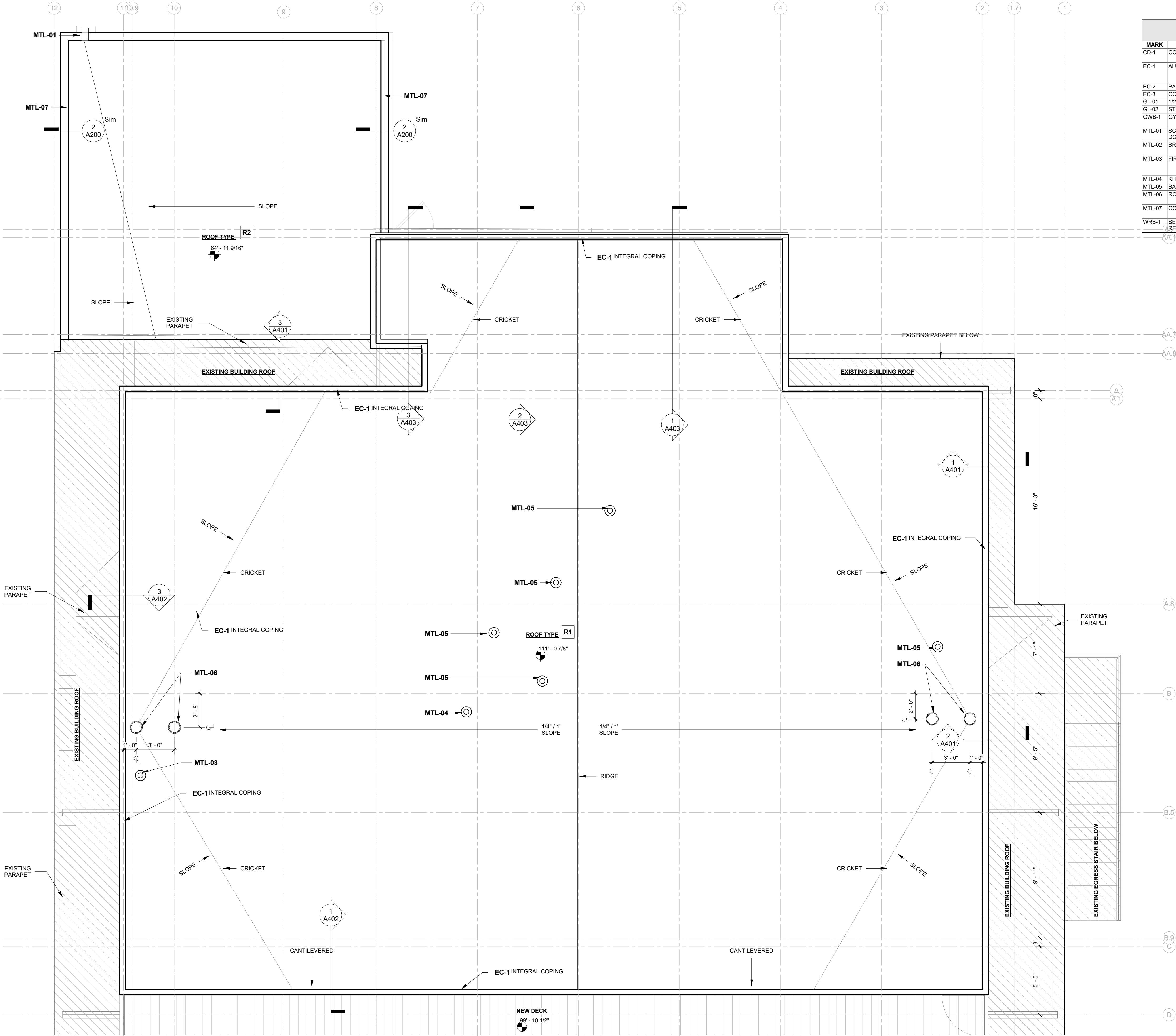
#### LOFT FLOOR PLAN

# A201

COMPILED CONSTRUCTION SET 27 DECEMBER 2018



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1 ROOF  
A202 1/4" = 1'-0"

MATERIAL KEY - EXTERIOR				
MARK	MATERIAL	MFG	DESCRIPTION	Division
CD-1	COMPOSITE DECKING	CALBAMBOO BAM DECK	4G WIDE SLATE 8 1/4" FLAT	
EC-1	ALUMINUM SIDING		1/8" ALUMINUM PLATE - FACE FASTENED AT 16" O.C. VERT & HORIZ - DULL MILL FINISH	
EC-2	PAINTED CMU		MATCH EXISTING PAINTED CMU	
EC-3	CORTEN SHEET		CORTEN SHEETS	
GL-01	1/2" TEMPERED GLASS			
GL-02	STRUCTURAL GLASS RAIL	LIVERS BRONZE		
GWB-1	GYPSON WALL BOARD		5/8" TYP AT INTERIOR WALLS, 5/8" TYP AT CEILINGS AND GARAGE WALLS. COLOR MATCH INTERIOR	
MTL-01	SCUPPER AND OPEN-FACED DOWNSPOUT			
MTL-02	BREAK METAL BEAM CAP		ALUMINUM BRAKE METAL - DARK GRAY KYNAR FINISH	
MTL-03	FIREPLACE VENT		WOODLAND DIRECT EMPIRE BOULEVARD LINEAR DIRECT FIREPLACE VENT	
MTL-04	KITCHEN HOOD VENT			
MTL-05	BATHROOM VENT			
MTL-06	ROOF DRAIN		12" DIAMETER ROOF DRAIN & OVERFLOW DRAIN	
MTL-07	CORTEN BREAK METAL		CORTEN BREAK METAL - RUSTWALL OR SIMILAR	
WRB-1	SELF ADHERED WEATHER RESISTIVE BARRIER	VAPROSHIELD	REVEALSHIELD SA	

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Issue / Revision Schedule

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3	PERMIT RESPONSE	08/21/2018

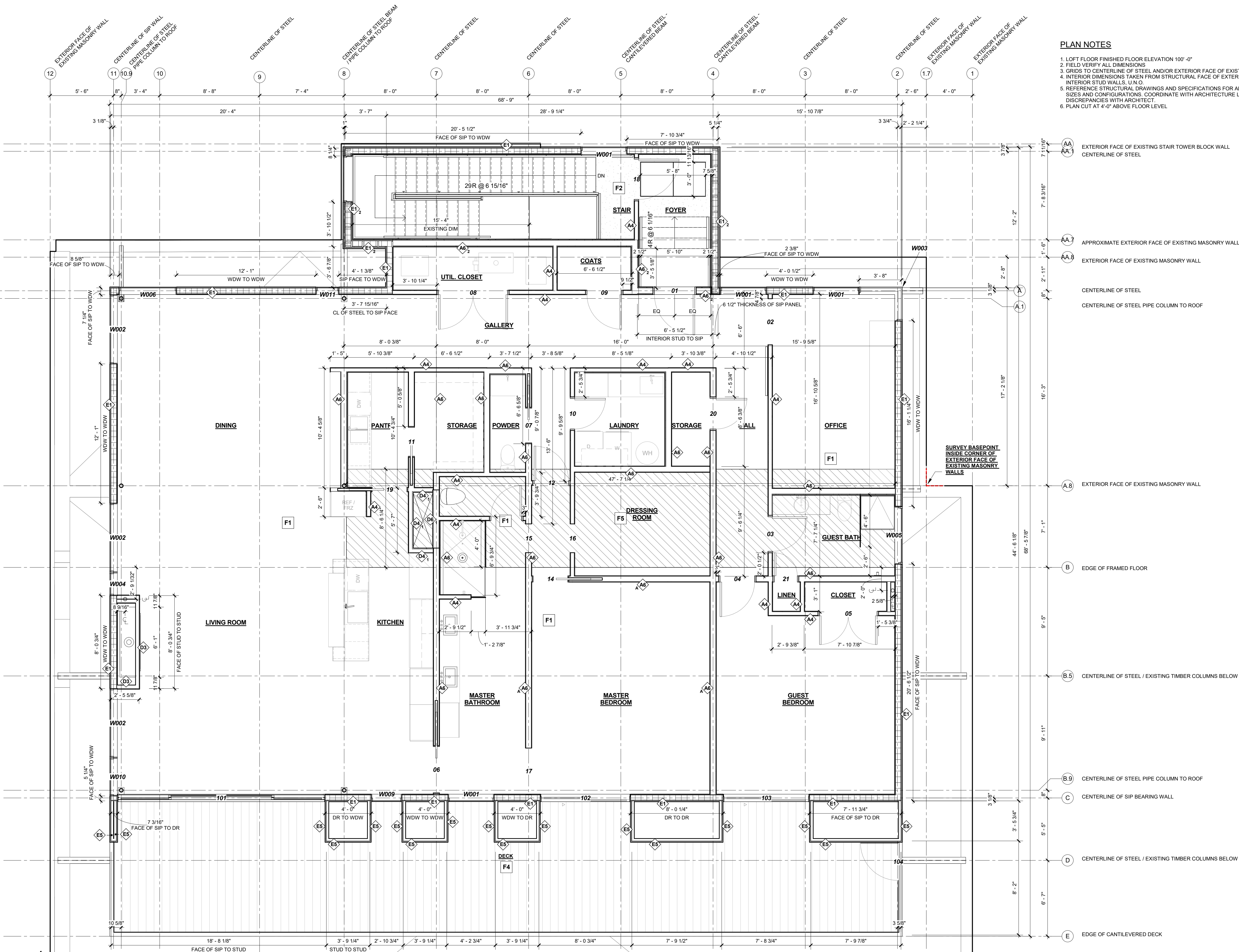
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LOFT ROOF & GARAGE  
ROOF PLAN

A202



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- PLAN NOTES**
- 1. LOFT FLOOR FINISHED FLOOR ELEVATION 100'-0"
  - 2. FIELD VERIFY ALL DIMENSIONS
  - 3. GRIDS TO CENTERLINE OF STEEL AND/OR EXTERIOR FACE OF EXISTING MASONRY WALLS
  - 4. INTERIOR DIMENSIONS TAKEN FROM STRUCTURAL FACE OF EXISTING WALLS TO CENTERLINE OF INTERIOR STUD WALLS, U.N.O.
  - 5. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL FRAMING REQUIREMENTS, SIZES AND CONFIGURATIONS. COORDINATE WITH ARCHITECTURE LAYOUT AND REVIEW DISCREPANCIES WITH ARCHITECT.
  - 6. PLAN CUT AT 4'-0" ABOVE FLOOR LEVEL

- AA EXTERIOR FACE OF EXISTING STAIR TOWER BLOCK WALL  
CENTERLINE OF STEEL
- AA.7 APPROXIMATE EXTERIOR FACE OF EXISTING MASONRY WALL
- AA.8 EXTERIOR FACE OF EXISTING MASONRY WALL
- CENTERLINE OF STEEL
- CENTERLINE OF STEEL PIPE COLUMN TO ROOF
- A.8 EXTERIOR FACE OF EXISTING MASONRY WALL
- B EDGE OF FRAMED FLOOR
- B.5 CENTERLINE OF STEEL / EXISTING TIMBER COLUMNS BELOW
- B.9 CENTERLINE OF STEEL PIPE COLUMN TO ROOF
- C CENTERLINE OF SIP BEARING WALL
- D CENTERLINE OF STEEL / EXISTING TIMBER COLUMNS BELOW
- E EDGE OF CANTILEVERED DECK

**1 LOFT DIMENSION PLAN**

2909 LOFT RESIDENTIAL UNIT

**CHRISTIAN DEAN  
ARCHITECTURE**

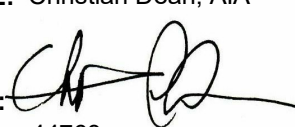
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Issue / Revision Schedule		
NO.	DESCRIPTION	DATE
5	ASI 004 - WINDOW SIZES & LOCATIONS	10.25.2018
6	ASI 005 - STAIR RECONCILED	10.26.2018

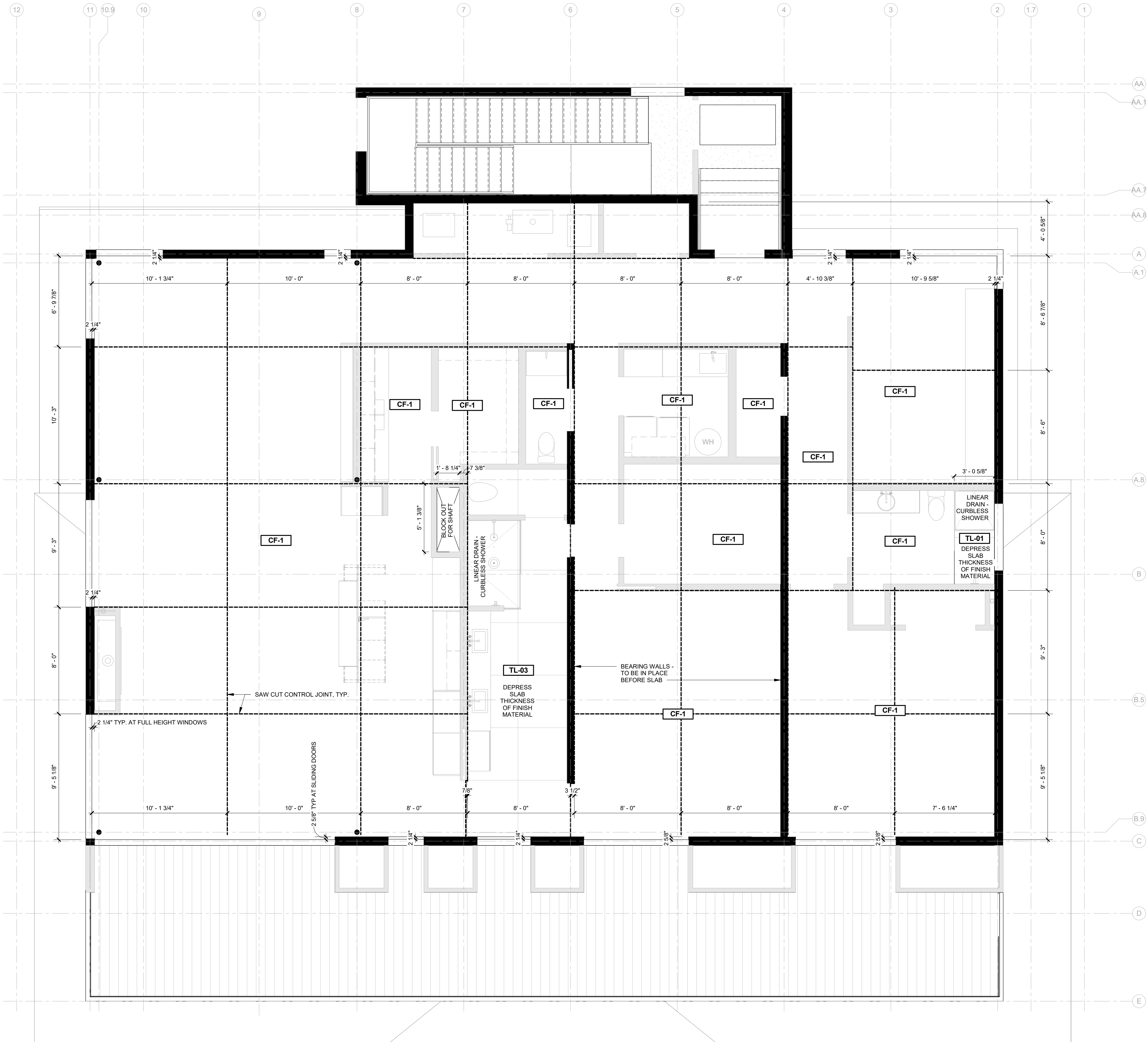
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**LOFT DIMENSION  
PLAN**

**A203**



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1 CONTROL JOINT PLAN  
A204 1/4" = 1'-0"

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NO. DESCRIPTION DATE

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CONTROL JOINT PLAN

A204

COMPILED CONSTRUCTION SET 27 DECEMBER 2018

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Project No. 2017 22



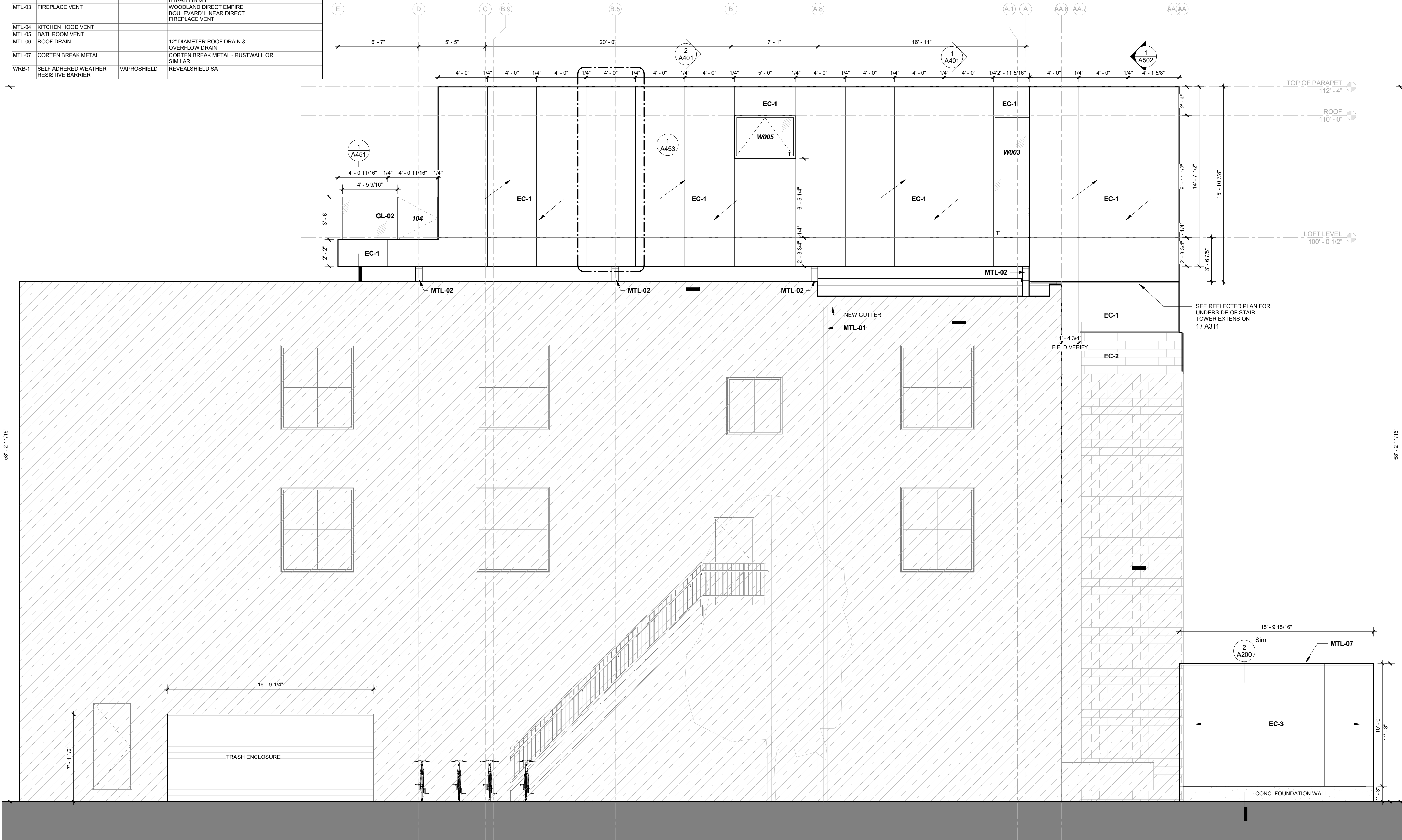
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MATERIAL KEY - EXTERIOR				
MARK	MATERIAL	MFG	DESCRIPTION	Division
CD-1	COMPOSITE DECKING	CALIBAMBOO BAM DECK	4G WIDE SLATE 8 1/4" FLAT	
EC-1	ALUMINUM SIDING		1/8" ALUMINUM PLATE - FACE FASTENED AT 16" O.C. VERT & HORIZ - DULL MILL FINISH	
EC-2	PAINTED CMU		MATCH EXISTING PAINTED CMU	
EC-3	CORTEN SHEET		CORTEN SHEETS	
GL-01	1/2" TEMPERED GLASS			
GL-02	STRUCTURAL GLASS RAIL	LIVERS BRONZE	5/8" TYP AT INTERIOR WALLS, 5/8" TYP AT CEILINGS AND GARAGE WALLS. COLOR MATCH INTERIOR	
GWB-1	GYPSUM WALL BOARD			
MTL-01	SCUPPER AND OPEN-FACED DOWNSPOUT		ALUMINUM BRAKE METAL - DARK GRAY KYNAR FINISH	
MTL-02	BREAK METAL BEAM CAP		WOODLAND DIRECT EMPIRE BOULEVARD LINEAR DIRECT FIREPLACE VENT	
MTL-03	FIREPLACE VENT			
MTL-04	KITCHEN HOOD VENT			
MTL-05	BATHROOM VENT			
MTL-06	ROOF DRAIN		12" DIAMETER ROOF DRAIN & OVERFLOW DRAIN	
MTL-07	CORTEN BREAK METAL		CORTEN BREAK METAL - RUSTWALL OR SIMILAR	
WRB-1	SELF ADHERED WEATHER RESISTIVE BARRIER	VAPROSHIELD	REVEALSHIELD SA	



EXISTING BUILDING - NOT IN SCOPE

NOTES:  
1. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATING CLADDING



1 EAST ELEVATION

A301 1/4" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

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NO.	DESCRIPTION	DATE
1	PDR RESPONSE	06/05/2018
3	PERMIT RESPONSE	08/21/2018

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BUILDING ELEVATION -  
EAST

A301

COMPILED CONSTRUCTION SET 27 DECEMBER 2018

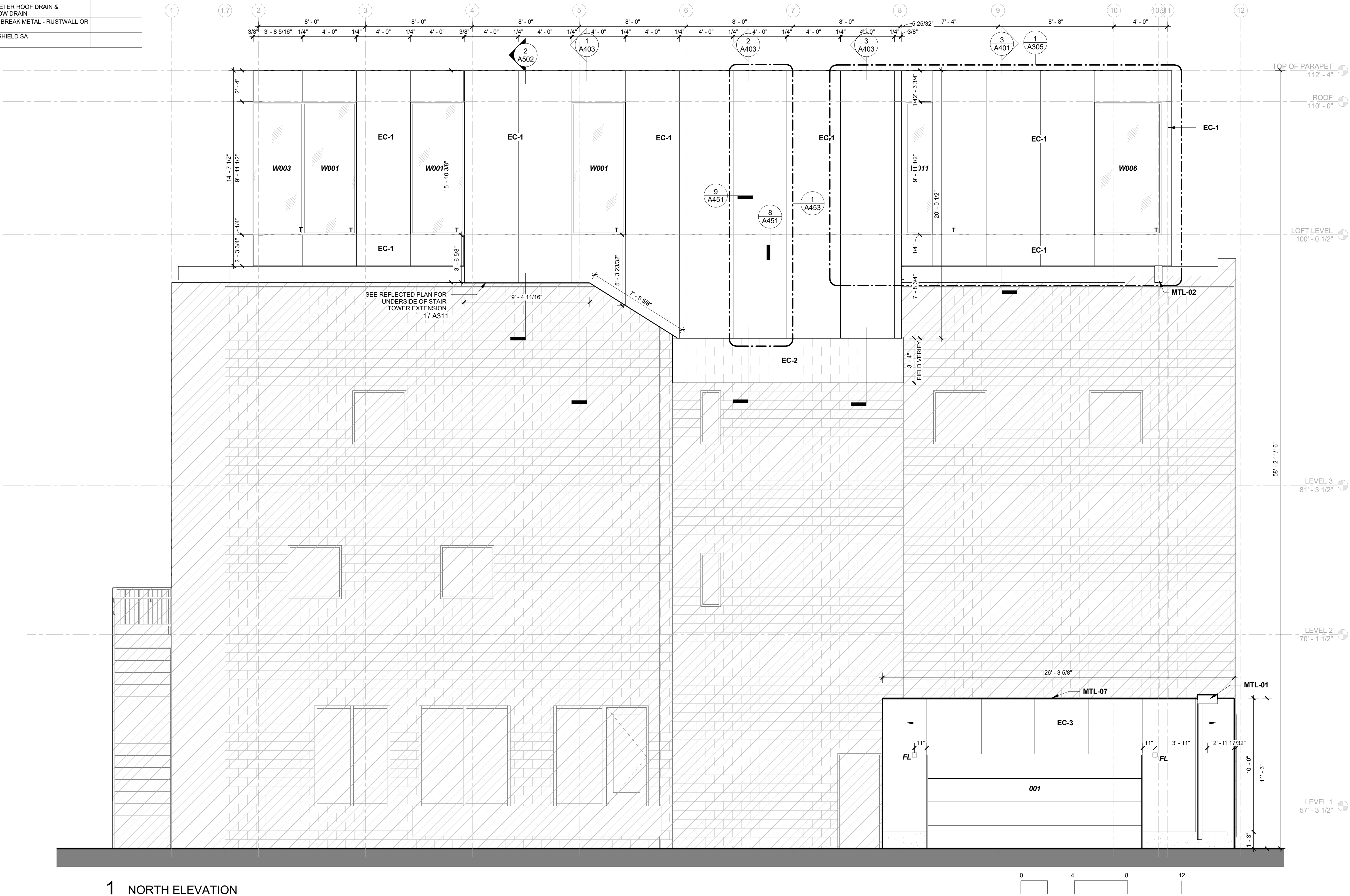


12/28/2018 10:13:42 AM S:\Dropbox\CD Architecture\CDA-2017 22-2909 PENTHOUSE\REV\T201722\_MAIN\_R17.rvt

MATERIAL KEY - EXTERIOR				
MARK	MATERIAL	MFG	DESCRIPTION	Division
CD-1	COMPOSITE DECKING	CALIBAMBOO BAM DECK	4G WIDE SLATE 8 1/4" FLAT	
EC-1	ALUMINUM SIDING		1/8" ALUMINUM PLATE - FACE FASTENED AT 16" O.C. VERT & HORIZ - DULL MILL FINISH	
EC-2	PAINTED CMU		MATCH EXISTING PAINTED CMU	
EC-3	CORTEN SHEET		CORTEN SHEETS	
GL-01	1/2" TEMPERED GLASS			
GL-02	STRUCTURAL GLASS RAIL	LIVERS BRONZE		
GWB-1	GYPSUM WALL BOARD		5/8" TYP AT INTERIOR WALLS, 5/8" TYP AT CEILINGS AND GARAGE WALLS.	
MTL-01	SCUPPER AND OPEN-FACED DOWNSPOUT		COLOR MATCH INTERIOR	
MTL-02	BREAK METAL BEAM CAP		ALUMINUM BRAKE METAL - DARK GRAY KYNAR FINISH	
MTL-03	FIREPLACE VENT		WOODLAND DIRECT EMPIRE BOULEVARD/ LINEAR DIRECT FIREPLACE VENT	
MTL-04	KITCHEN HOOD VENT			
MTL-05	BATHROOM VENT			
MTL-06	ROOF DRAIN		12" DIAMETER ROOF DRAIN & OVERFLOW DRAIN	
MTL-07	CORTEN BREAK METAL		CORTEN BREAK METAL - RUSTWALL OR SIMILAR	
WRB-1	SELF ADHERED WEATHER RESISTIVE BARRIER	VAPROSHIELD	REVEALSHIELD SA	



NOTES:  
1. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATING CLADDING



1 NORTH ELEVATION  
A302 1/4" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

## CHRISTIAN DEAN ARCHITECTURE

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612.827.7825

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**PRINT NAME:** Christian Dean, AIA

**SIGNATURE:**   
**LICENSE NO.:** 44768

### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
1	PDR RESPONSE	06/05/2018
3	PERMIT RESPONSE	08/21/2018

2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

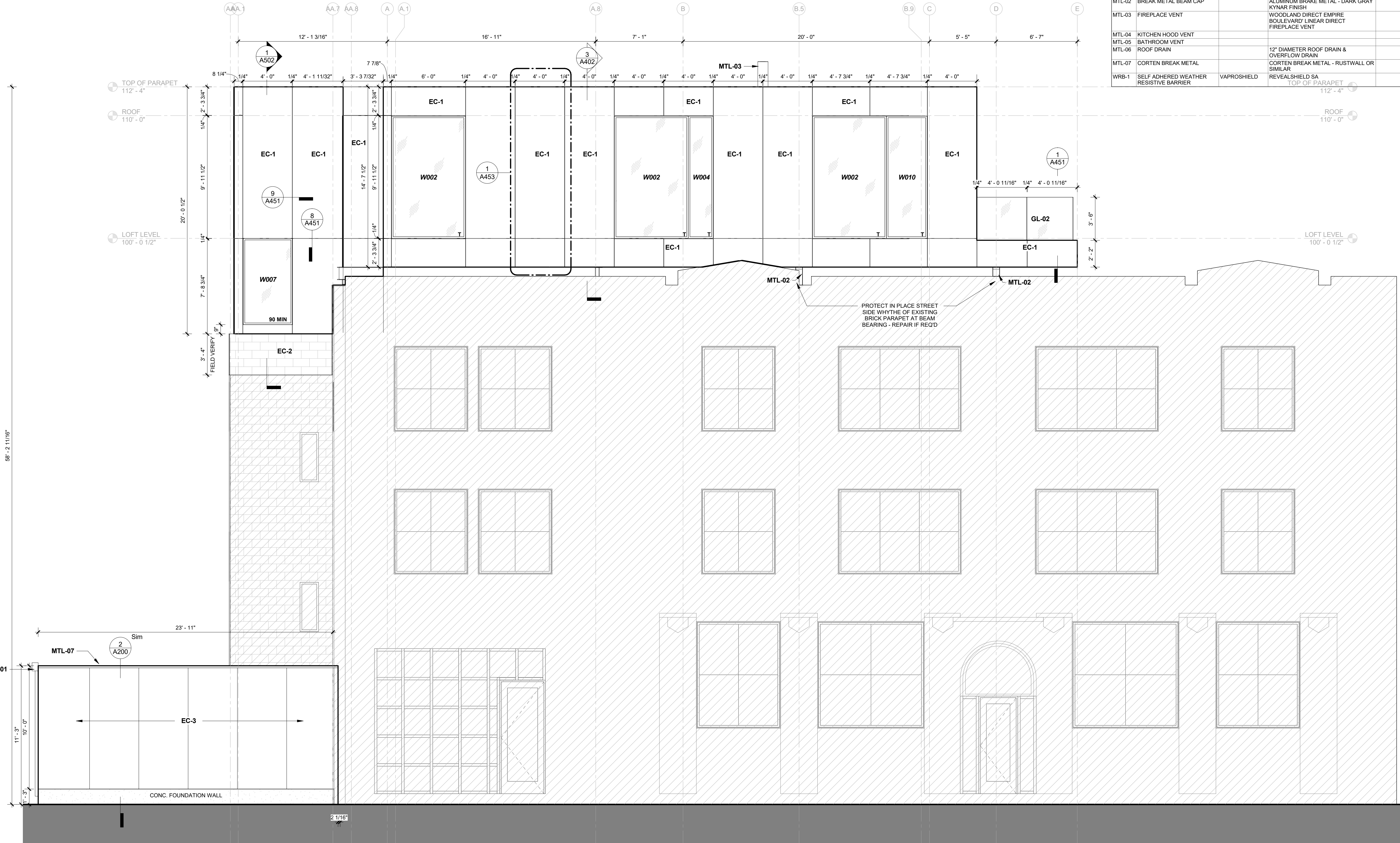
**BUILDING ELEVATION -  
NORTH**

# A302



12/28/2018 10:13:42 AM S:\Dropbox\CD Architecture\CDA-2017 22-2909\THOUSE\REV\T201722\_MAIN\_R17.rvt

58' - 2 11/16"



1 WEST ELEVATION

A303 1/4" = 1'-0"



EXISTING BUILDING - NOT IN SCOPE

NOTES:

1. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATING CLADDING

### MATERIAL KEY - EXTERIOR

MARK	MATERIAL	MFG	DESCRIPTION	Division
CD-1	COMPOSITE DECKING	CALIBAMBOO BAM DECK	4G WIDE SLATE 8 1/4" FLAT	
EC-1	ALUMINUM SIDING		1/8" ALUMINUM PLATE - FACE FASTENED AT 16" O.C. VERT & HORIZ - DULL MILL FINISH	
EC-2	PAINTED CMU		MATCH EXISTING PAINTED CMU	
EC-3	CORTEN SHEET		CORTEN SHEETS	
GL-01	1/2" TEMPERED GLASS			
GL-02	STRUCTURAL GLASS RAIL	LIVERS BRONZE		
GWB-1	GYPSUM WALL BOARD		5/8" TYP AT INTERIOR WALLS, 5/8" TYP AT CEILINGS AND GARAGE WALLS.	
MTL-01	SCUPPER AND OPEN-FACED DOWNSPOUT		COLOR MATCH INTERIOR	
MTL-02	BREAK METAL BEAM CAP		ALUMINUM BRAKE METAL - DARK GRAY KYNAR FINISH	
MTL-03	FIREPLACE VENT		WOODLAND DIRECT EMPIRE BOULEVARD LINEAR DIRECT FIREPLACE VENT	
MTL-04	KITCHEN HOOD VENT			
MTL-05	BATHROOM VENT			
MTL-06	ROOF DRAIN		12" DIAMETER ROOF DRAIN & OVERFLOW DRAIN	
MTL-07	CORTEN BREAK METAL		CORTEN BREAK METAL - RUSTWALL OR SIMILAR	
WRB-1	SELF ADHERED WEATHER RESISTIVE BARRIER	VAPROSHIELD	REVEALSHIELD SA	

2909 LOFT RESIDENTIAL UNIT

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### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
1	PDR RESPONSE	06/05/2018
3	PERMIT RESPONSE	08/21/2018

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**BUILDING ELEVATION - WEST**

# A303

COMPILED CONSTRUCTION SET 27 DECEMBER 2018

2909 Bryant Ave S, Minneapolis, MN 55408

Project No. 2017 22

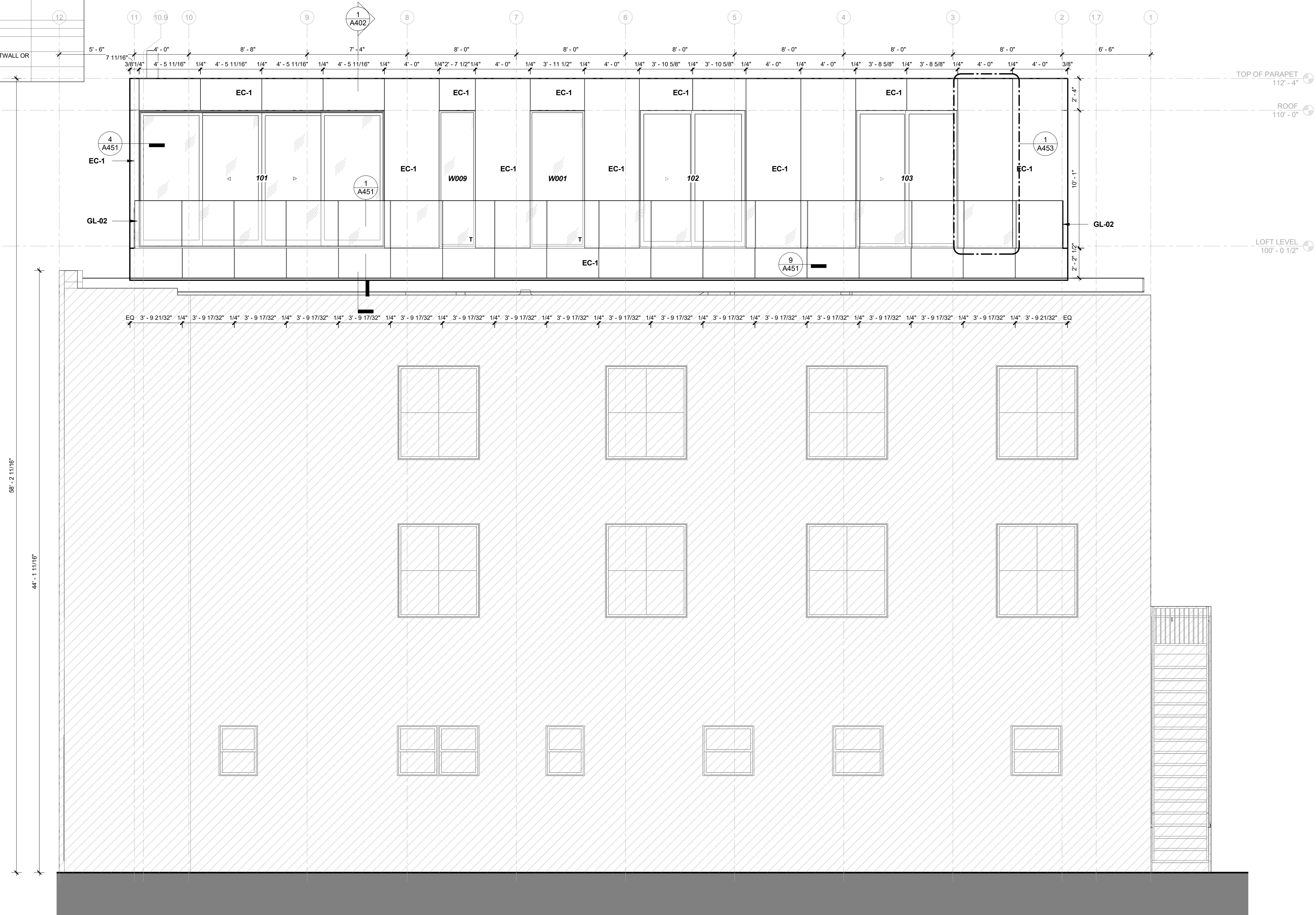


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MATERIAL KEY - EXTERIOR				
MARK	MATERIAL	MFG	DESCRIPTION	Division
CD-1	COMPOSITE DECKING	CALIBAMBOO BAM DECK	4G WIDE SLATE 8 1/4" FLAT	
EC-1	ALUMINUM SIDING		1/8" ALUMINUM PLATE - FACE FASTENED AT 16" O.C. VERT & HORIZ - DULL MILL FINISH	
EC-2	PAINTED CMU		MATCH EXISTING PAINTED CMU	
EC-3	CORTEN SHEET		CORTEN SHEETS	
GL-01	1/2" TEMPERED GLASS			
GL-02	STRUCTURAL GLASS RAIL	LIVERS BRONZE		
GWB-1	GYPSUM WALL BOARD		5/8" TYP AT INTERIOR WALLS, 5/8" TYP AT CEILINGS AND GARAGE WALLS.	
MTL-01	SCUPPER AND OPEN-FACED DOWNSPOUT		COLOR MATCH INTERIOR	
MTL-02	BREAK METAL BEAM CAP		ALUMINUM BRAKE METAL - DARK GRAY KYNAR FINISH	
MTL-03	FIREPLACE VENT		WOODLAND DIRECT EMPIRE BOULEVARD/ LINEAR DIRECT FIREPLACE VENT	
MTL-04	KITCHEN HOOD VENT			
MTL-05	BATHROOM VENT			
MTL-06	ROOF DRAIN		12" DIAMETER ROOF DRAIN & OVERFLOW DRAIN	
MTL-07	CORTEN BREAK METAL		CORTEN BREAK METAL - RUSTWALL OR SIMILAR	
WRB-1	SELF ADHERED WEATHER RESISTIVE BARRIER	VAPROSHIELD	REVEALSHIELD SA	



NOTES:  
1. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATING CLADDING



2909 LOFT RESIDENTIAL UNIT

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### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
1	PDR RESPONSE	06/05/2018
3	PERMIT RESPONSE	08/21/2018
5	ASI 004 - WINDOW SIZES & LOCATIONS	10.25.2018

2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

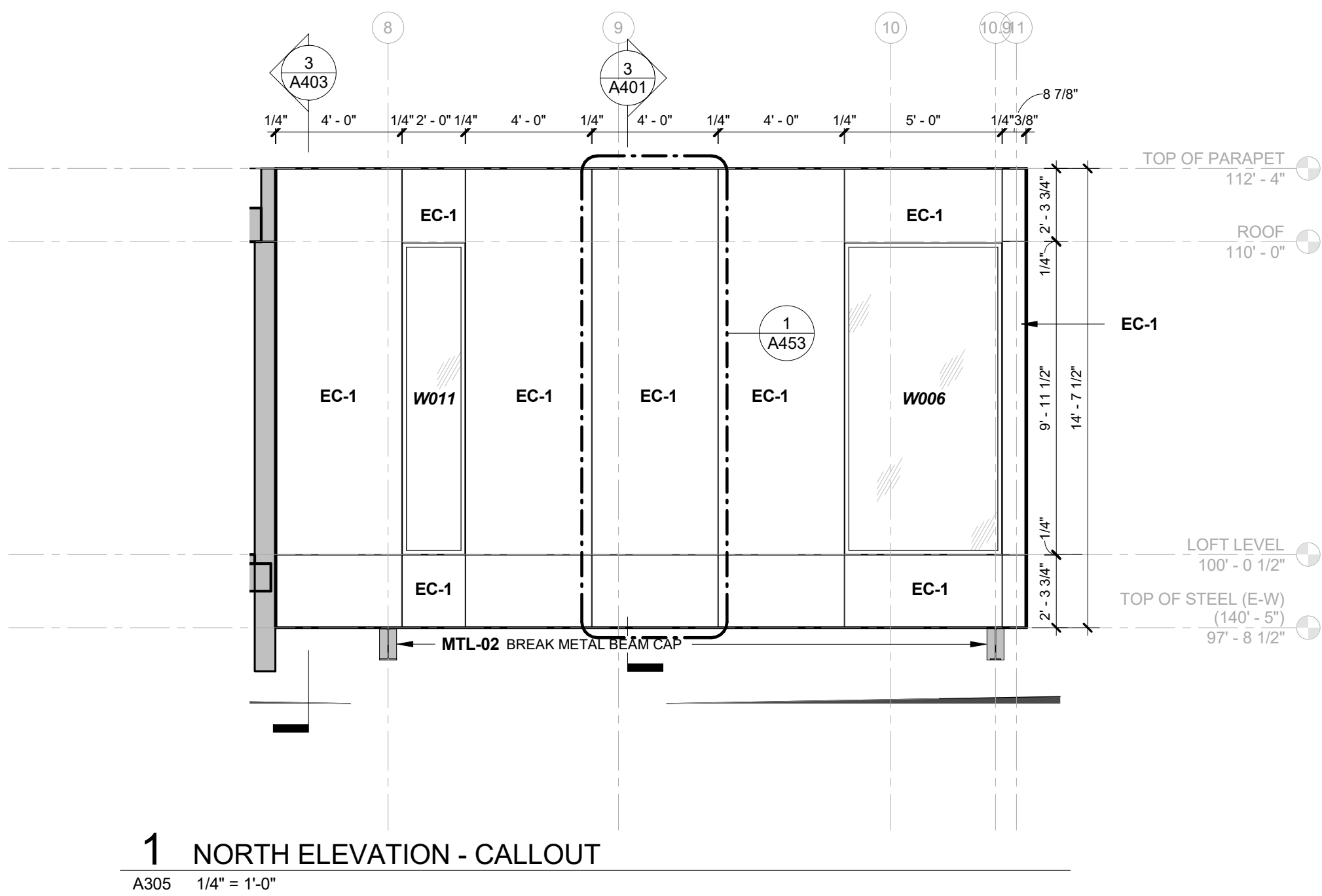
## BUILDING ELEVATION - SOUTH

# A304

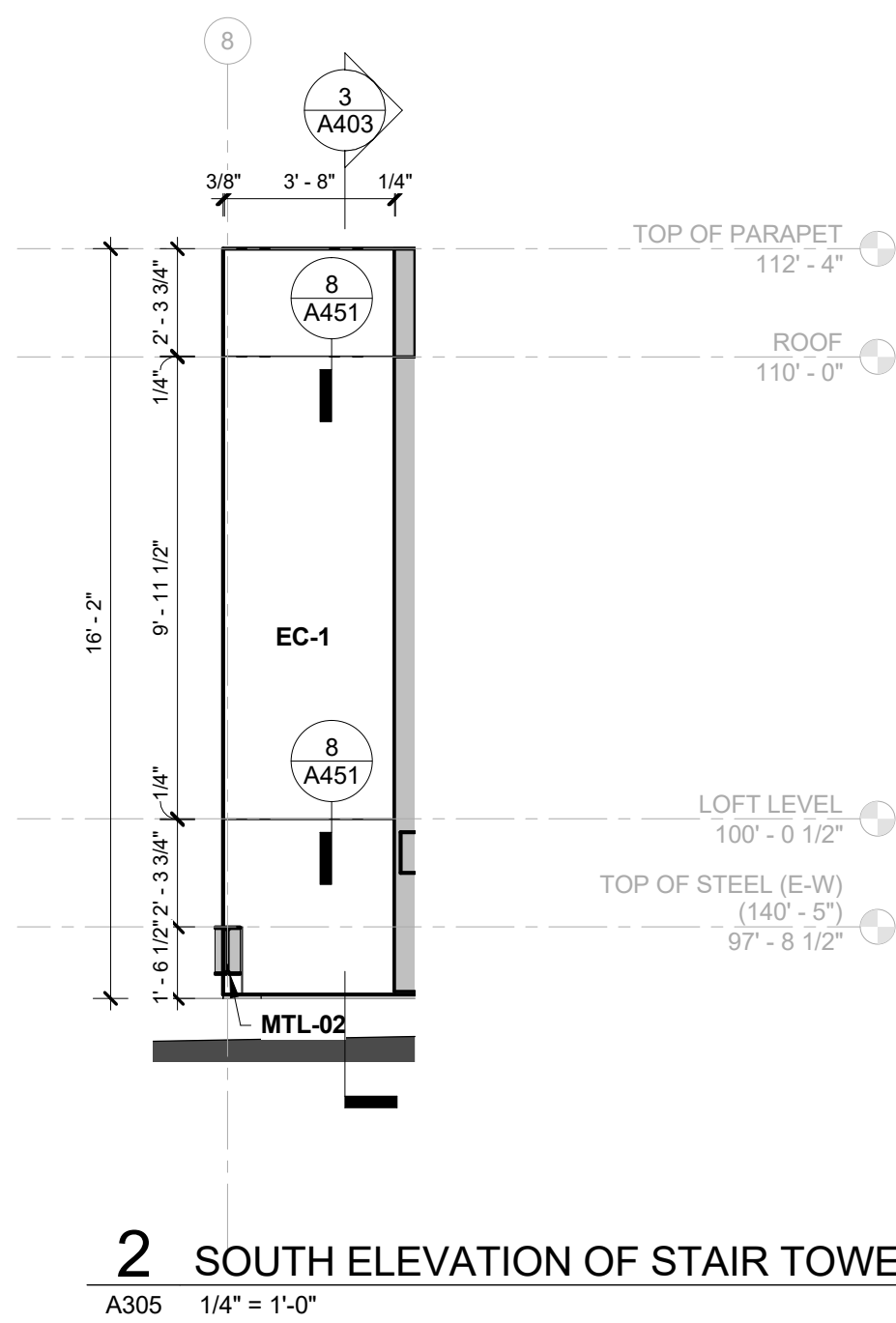
COMPILED CONSTRUCTION SET 27 DECEMBER 2018



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1 NORTH ELEVATION - CALLOUT  
A305 1/4" = 1'-0"



2 SOUTH ELEVATION OF STAIR TOWER  
A305 1/4" = 1'-0"

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Issue / Revision Schedule

NO.	DESCRIPTION	DATE
5	ASI 004 - WINDOW SIZES & LOCATIONS	10.25.2018

2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

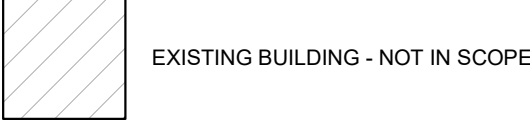
BUILDING ELEVATION -  
MISC.

A305

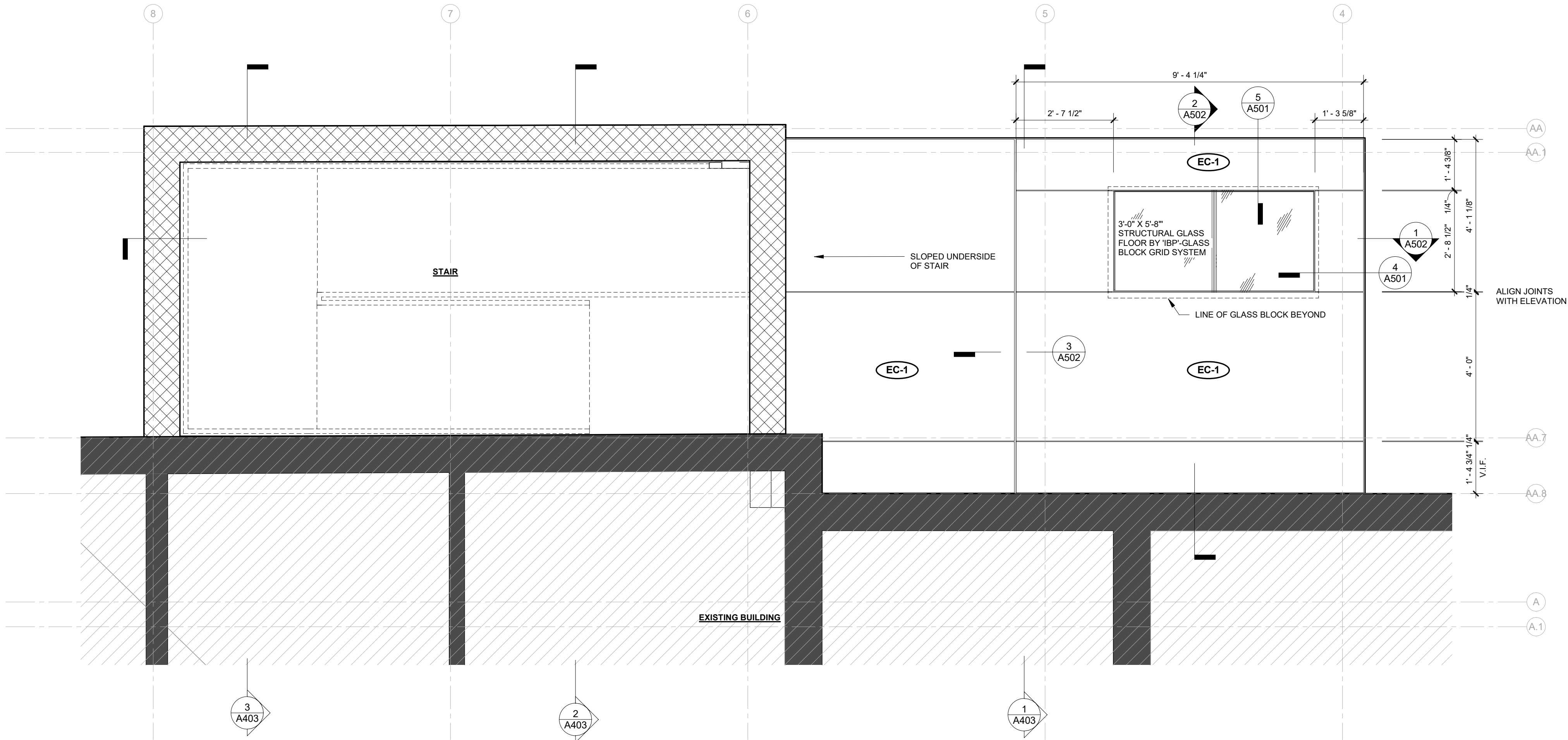


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MATERIAL KEY - EXTERIOR				
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EC-3	CORTEN SHEET		CORTEN SHEETS	
GL-01	1/2" TEMPERED GLASS			
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GWB-1	GYPSUM WALL BOARD		5/8" TYP AT INTERIOR WALLS, 5/8" TYP AT CEILINGS AND GARAGE WALLS. COLOR MATCH INTERIOR	
MTL-01	SCUPPER AND OPEN-FACED DOWNSPOUT			
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MTL-04	KITCHEN HOOD VENT			
MTL-05	BATHROOM VENT			
MTL-06	ROOF DRAIN		12" DIAMETER ROOF DRAIN & OVERFLOW DRAIN	
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WRB-1	SELF ADHERED WEATHER RESISTIVE BARRIER	VAPROSHIELD	REVEALSHIELD SA	



NOTES:  
1. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATING CLADDING



1 REFLECTED PLAN - STAIR TOWER EXTENSION  
A311 1/2" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

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**Issue / Revision Schedule**  
NO. DESCRIPTION DATE

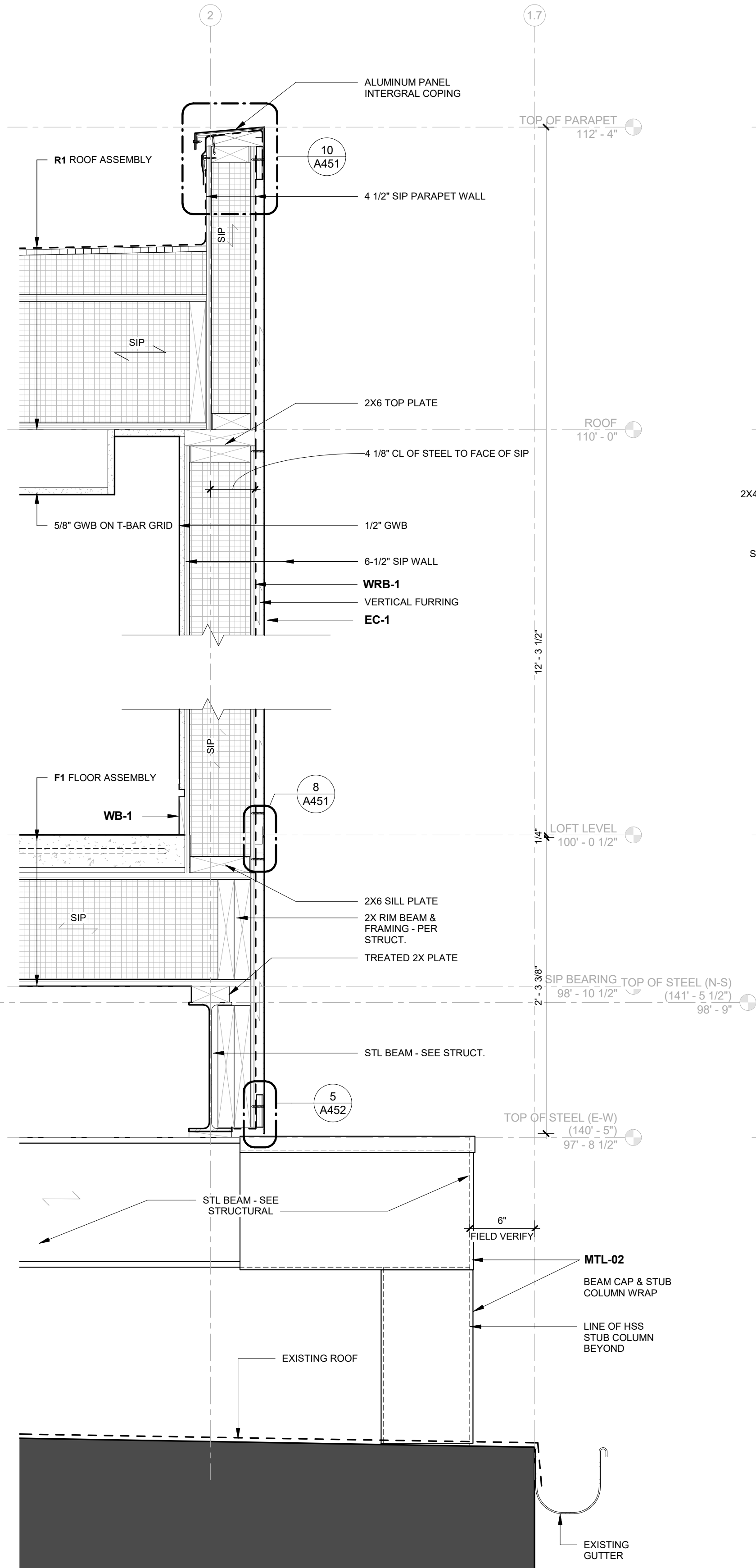
2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

**REFLECTED PLAN - STAIR EXTENSION**

# A311

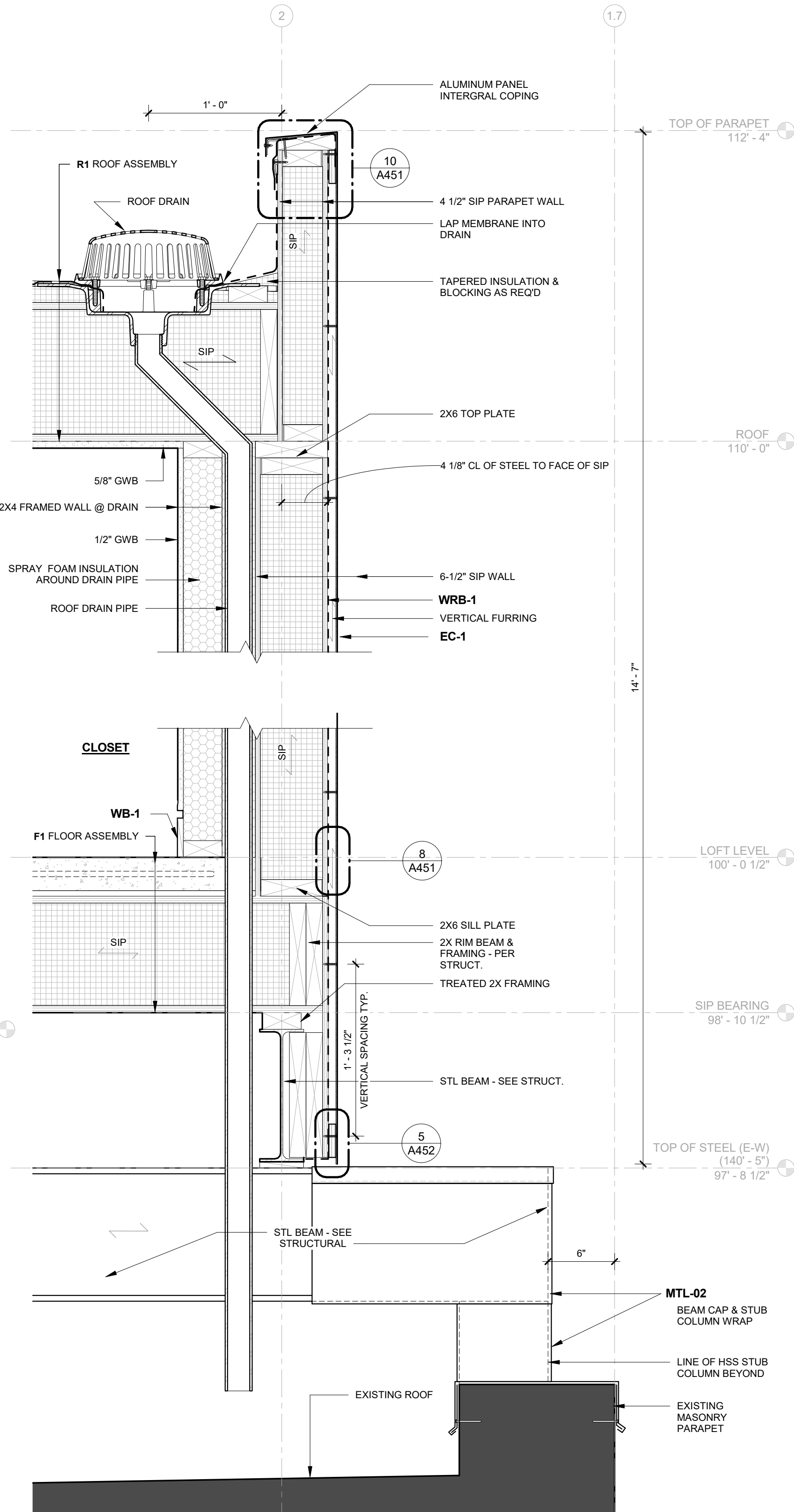


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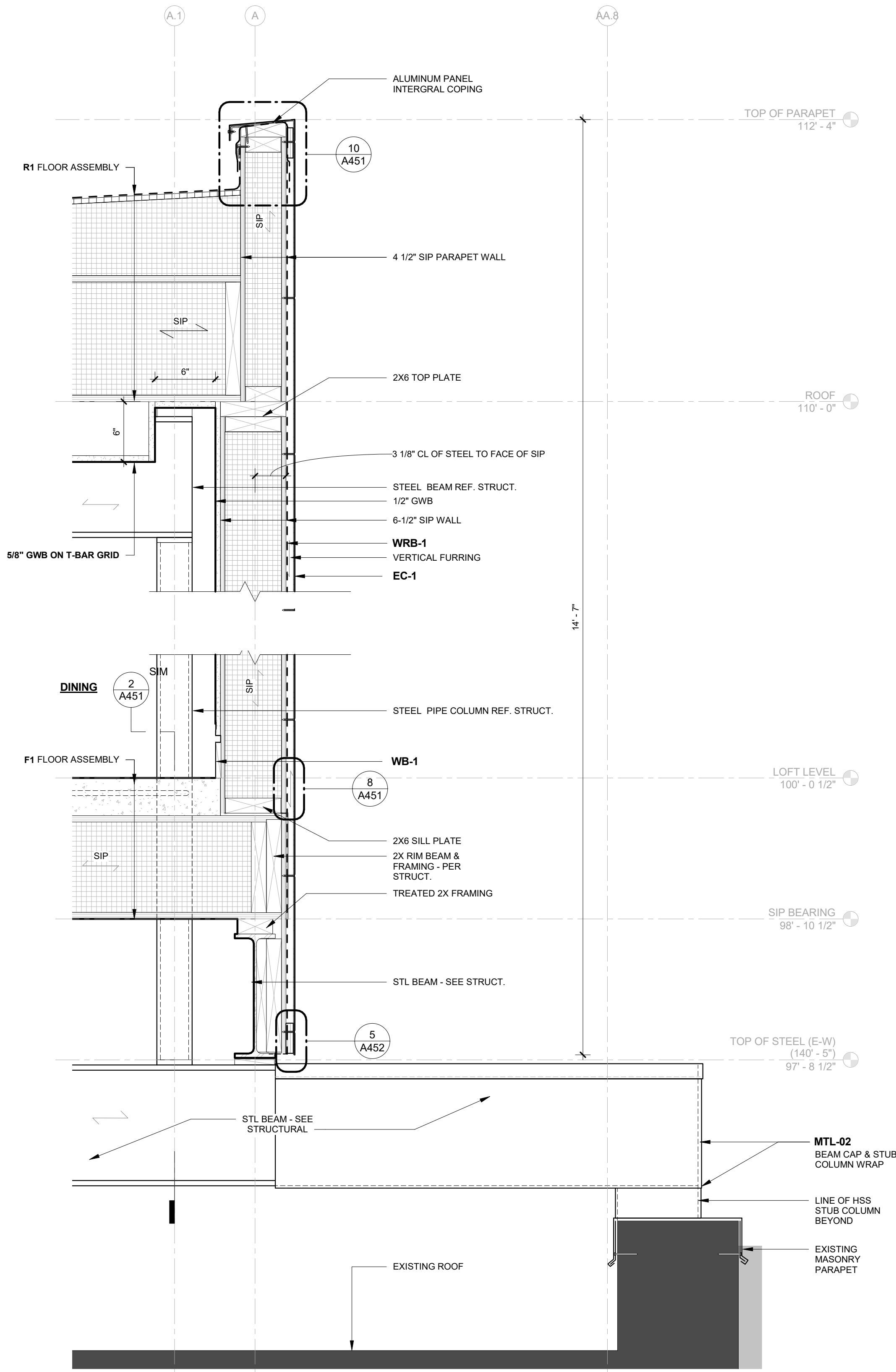
1 WALL SECTION - EAST WALL

A401 1 1/2" = 1'-0"



2 WALL SECTION - EAST WALL AT ROOF DRAIN

A401 1 1/2" = 1'-0"



3 WALL SECTION - NORTH WALL

A401 1 1/2" = 1'-0"

## 2909 LOFT RESIDENTIAL UNIT

### CHRISTIAN DEAN ARCHITECTURE

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**SIGNATURE:**   
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#### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018
4	ASI 003 - LOFT LEVEL REVISION	10.25.2018

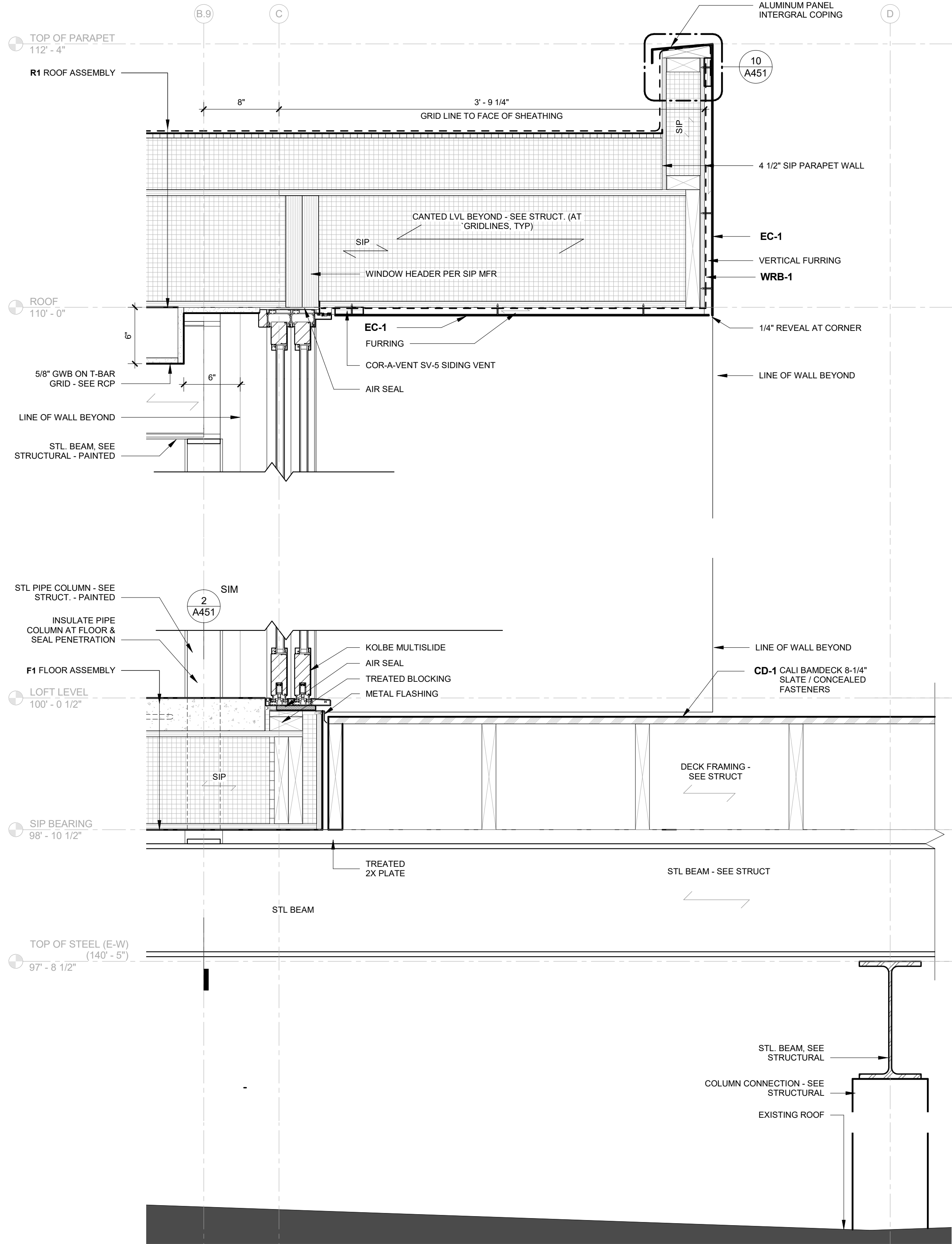
2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

#### WALL SECTIONS

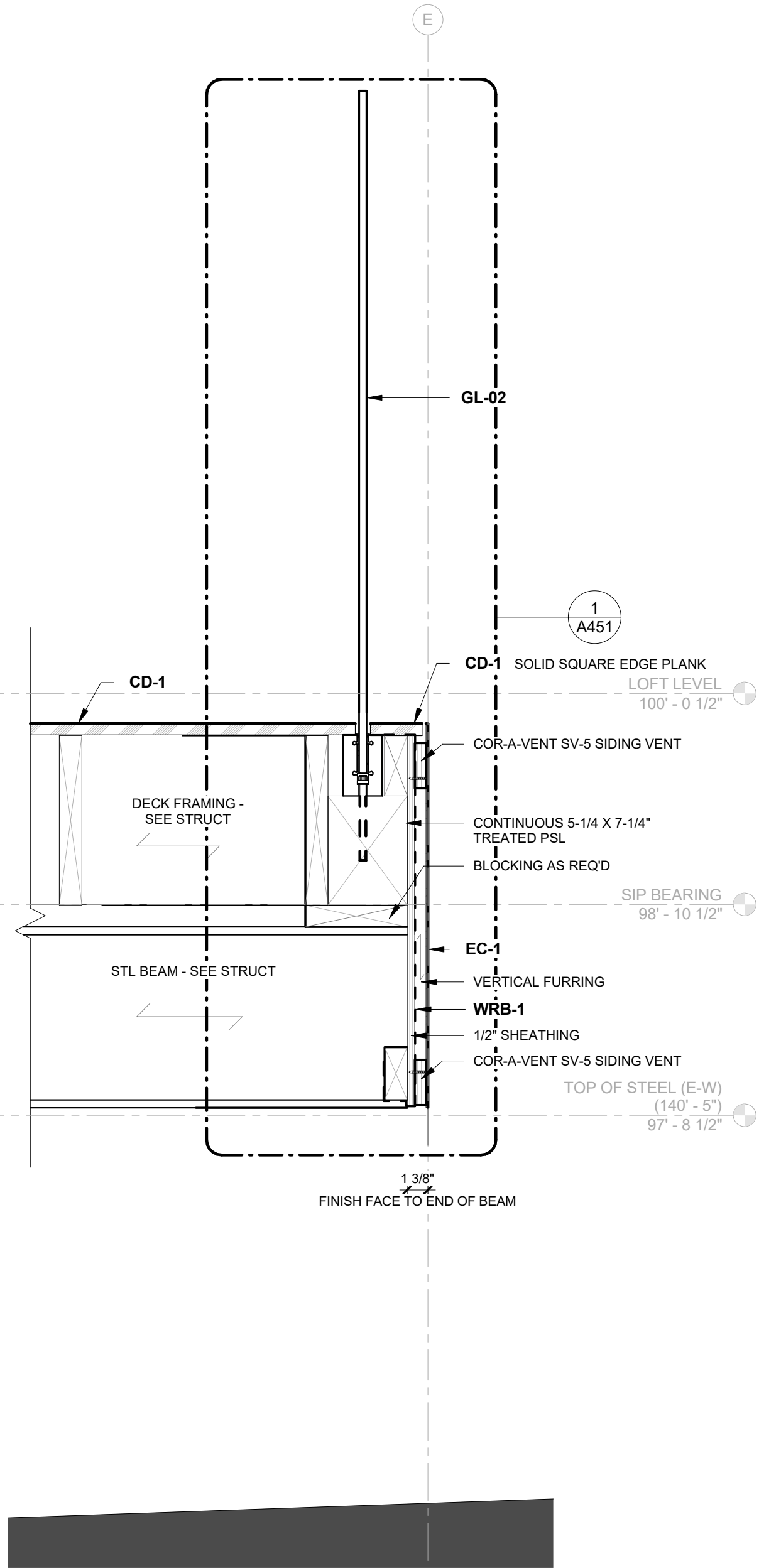
# A401



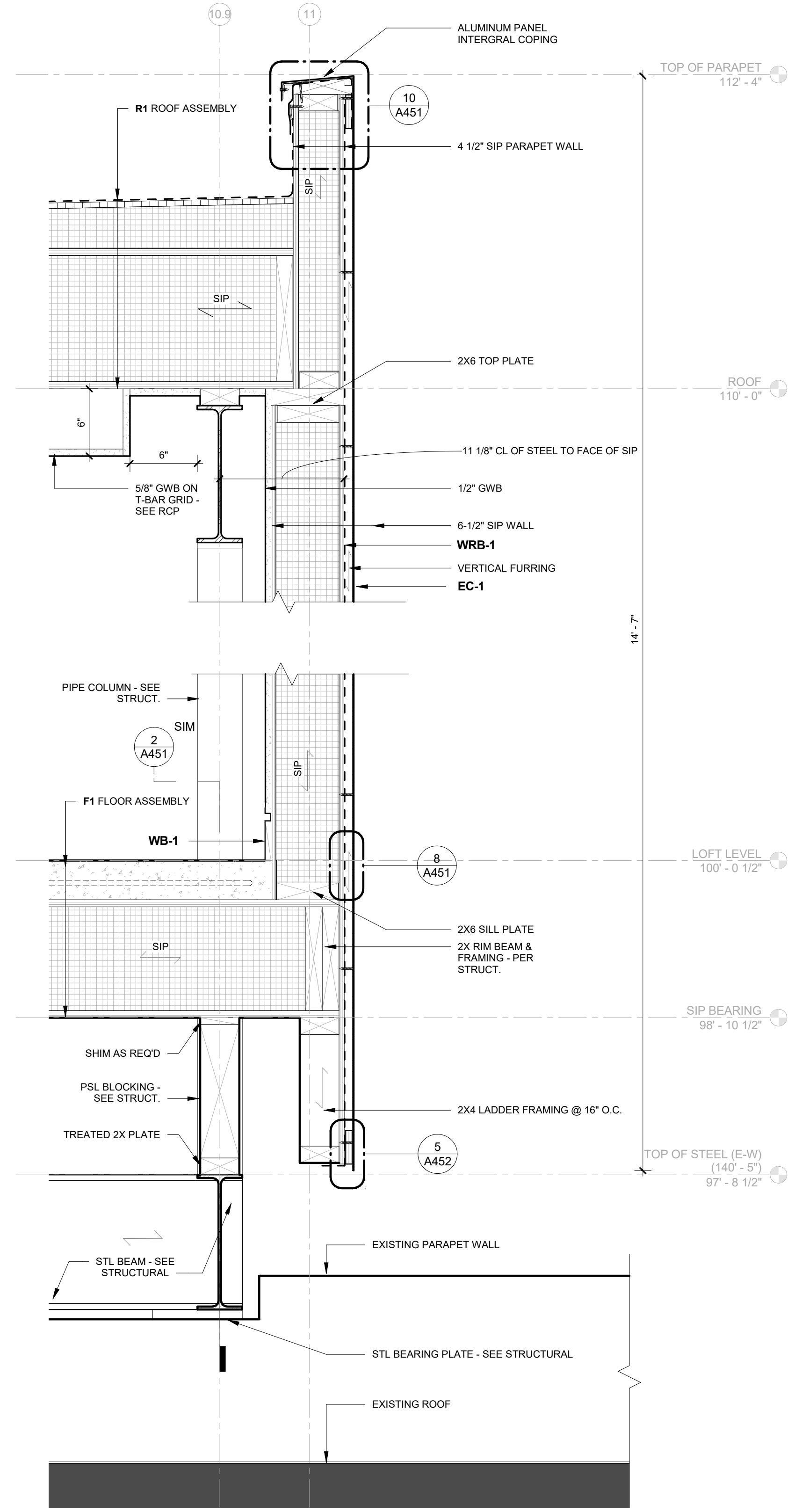
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1 WALL SECTION - SOUTH OVERHANG  
A402 1 1/2" = 1'-0"



2 DECK EDGE  
A402 1 1/2" = 1'-0"



3 WALL SECTION - WEST WALL  
A402 1 1/2" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

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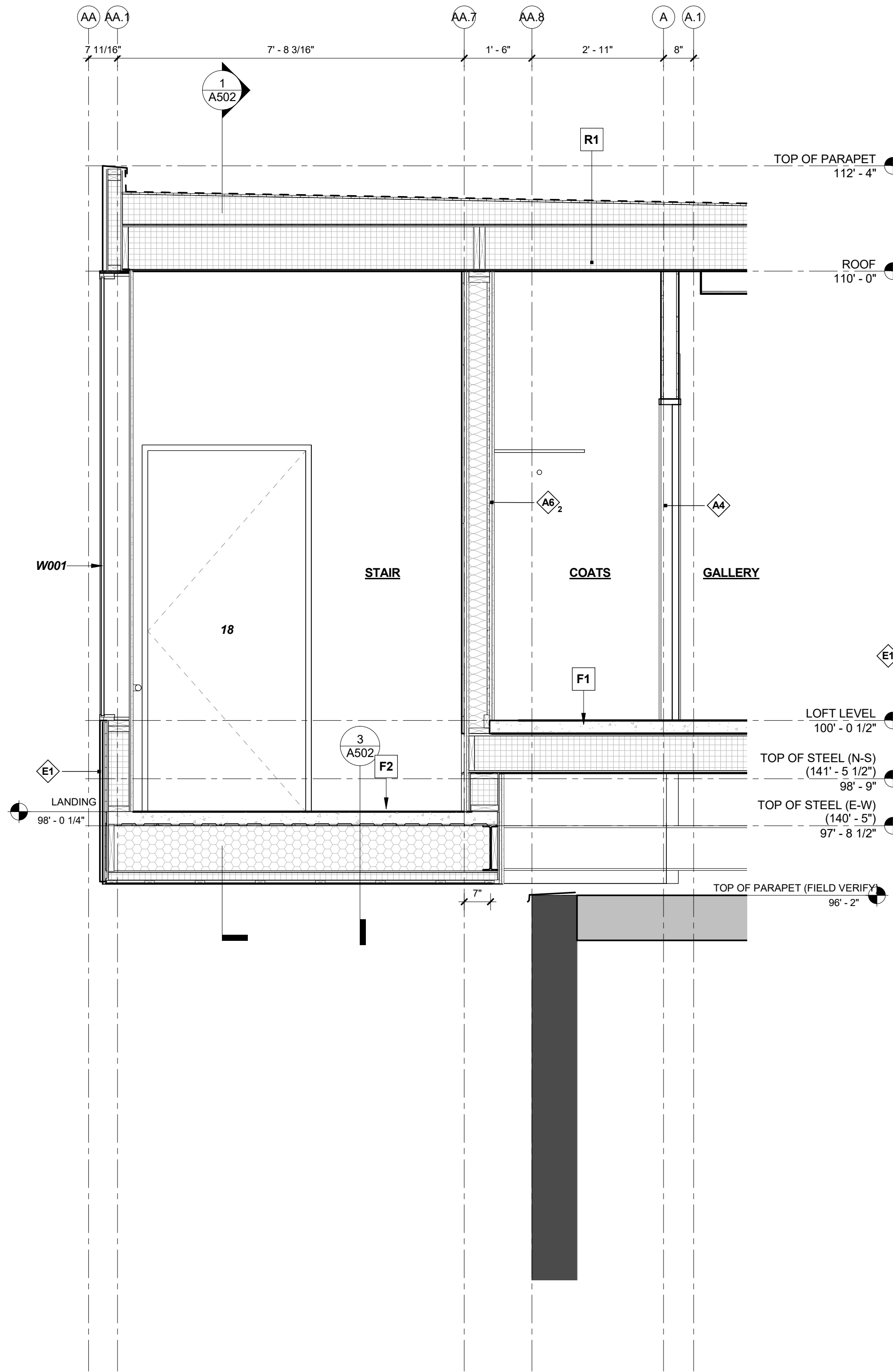
Issue / Revision Schedule		
NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018
4	ASI 003 - LOFT LEVEL REVISION	10.25.2018

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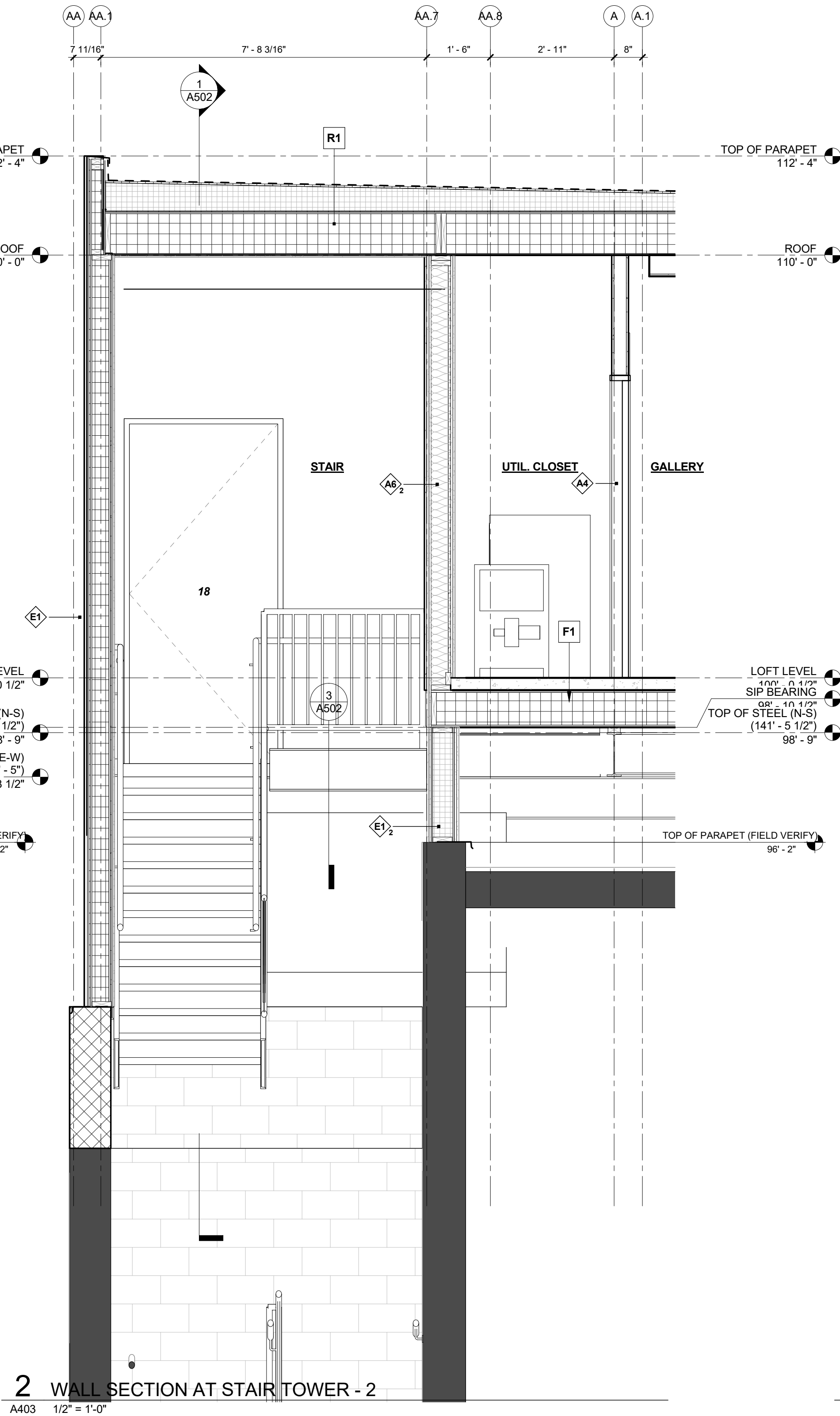
WALL SECTIONS  
A402



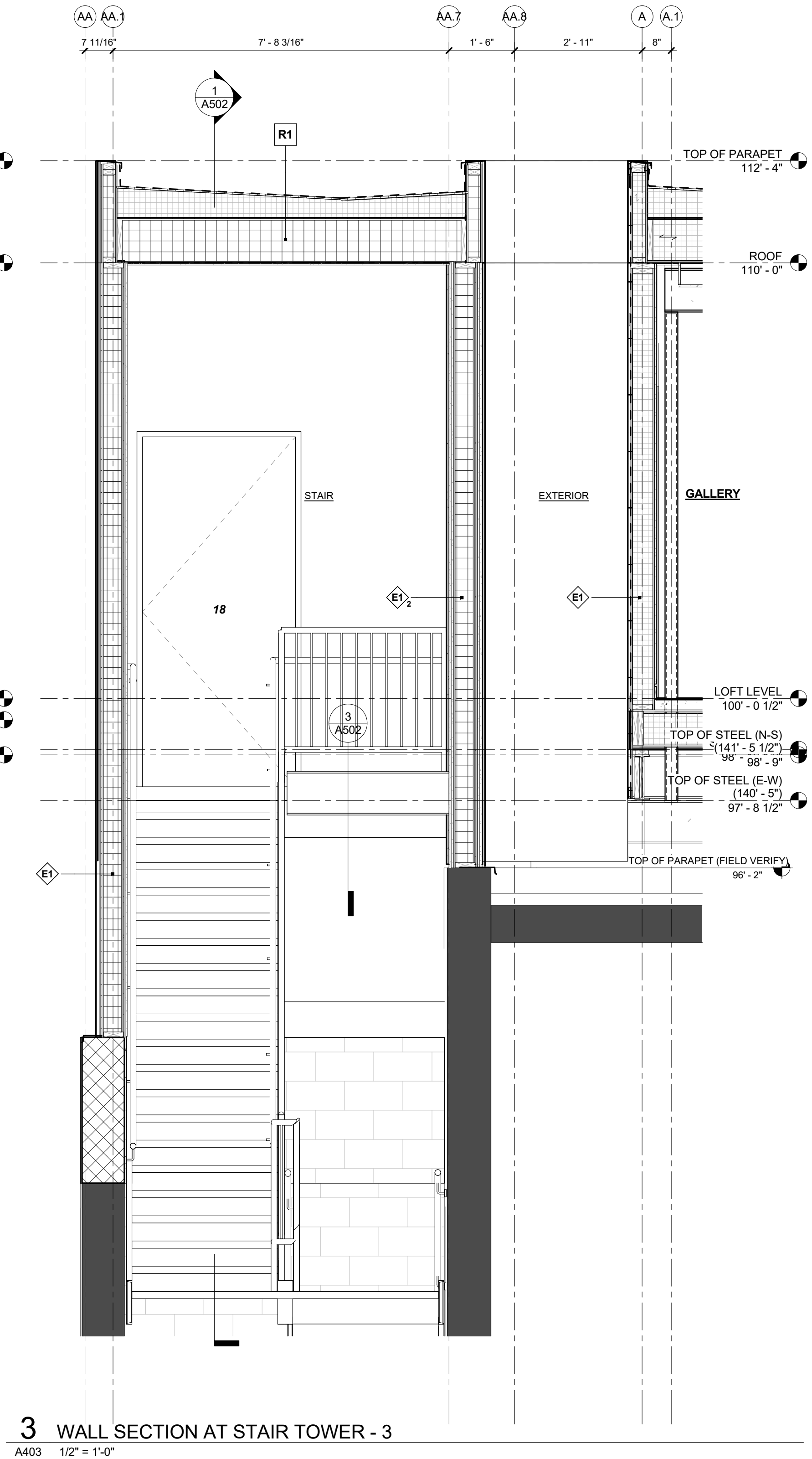
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1 WALL SECTION AT STAIR TOWER -1  
A403 1/2" = 1'-0"



2 WALL SECTION AT STAIR TOWER -2  
A403 1/2" = 1'-0"



3 WALL SECTION AT STAIR TOWER -3  
A403 1/2" = 1'-0"

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Issue / Revision Schedule

NO.	DESCRIPTION	DATE
6	ASI 005 - STAIR RECONCILED	10.26.2018

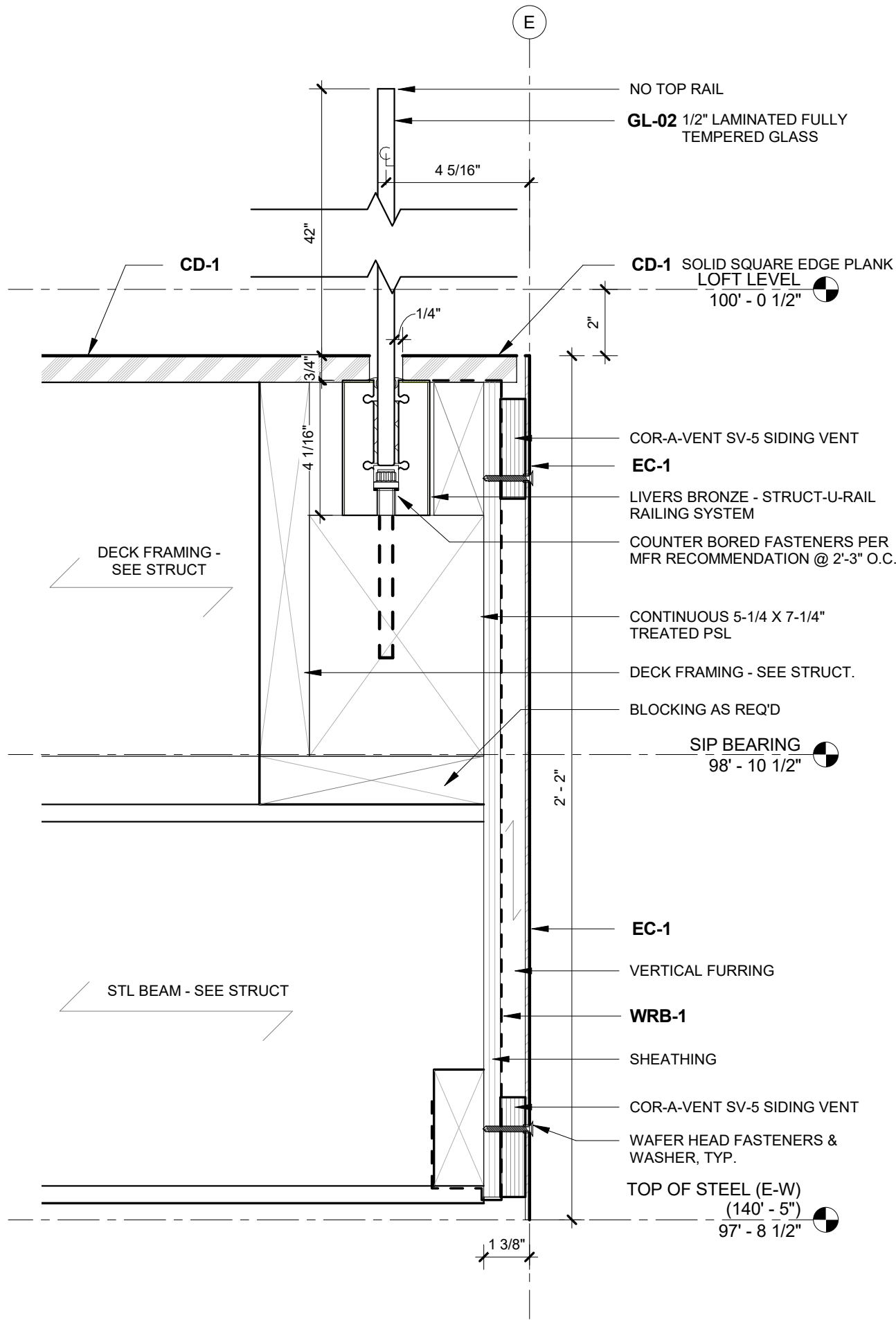
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WALL SECTIONS

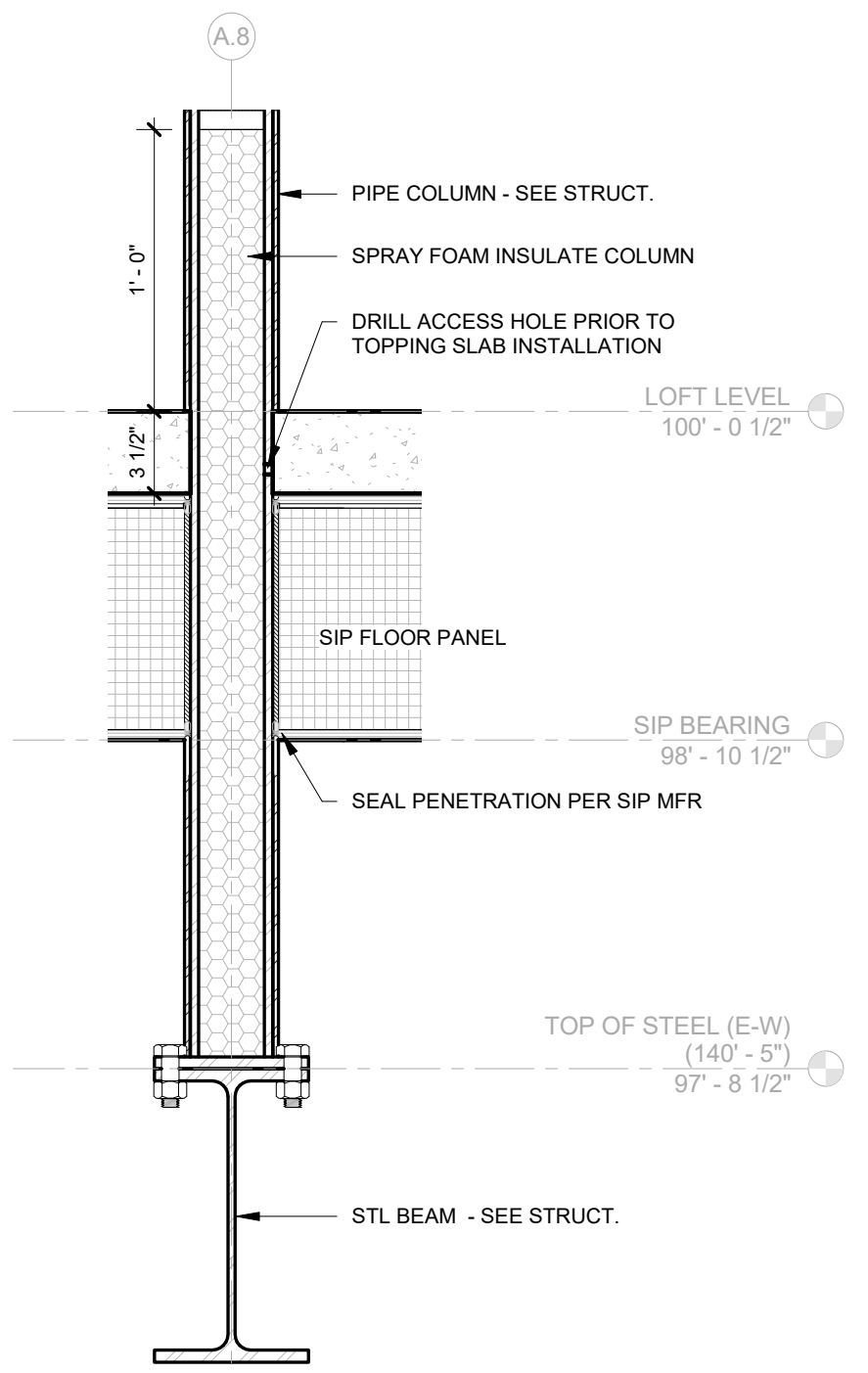
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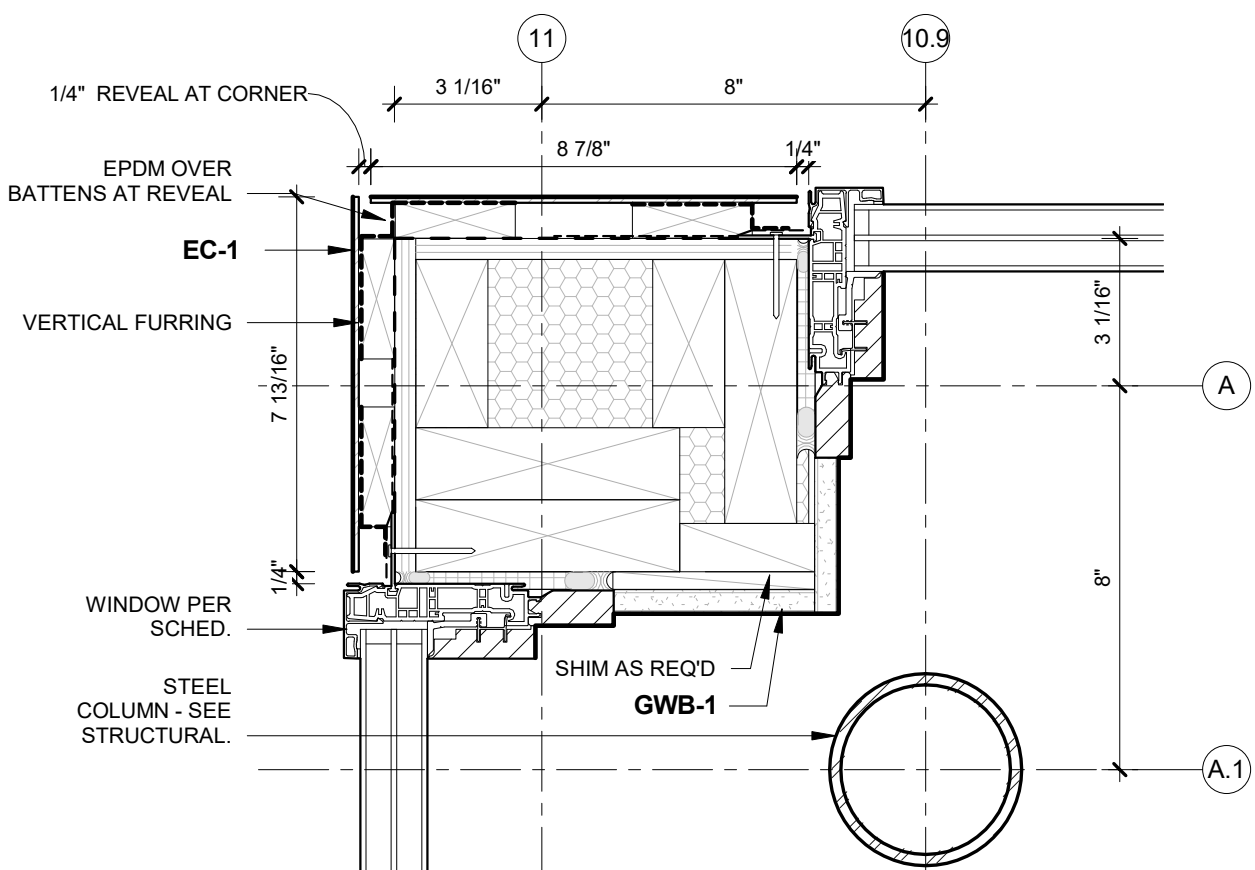
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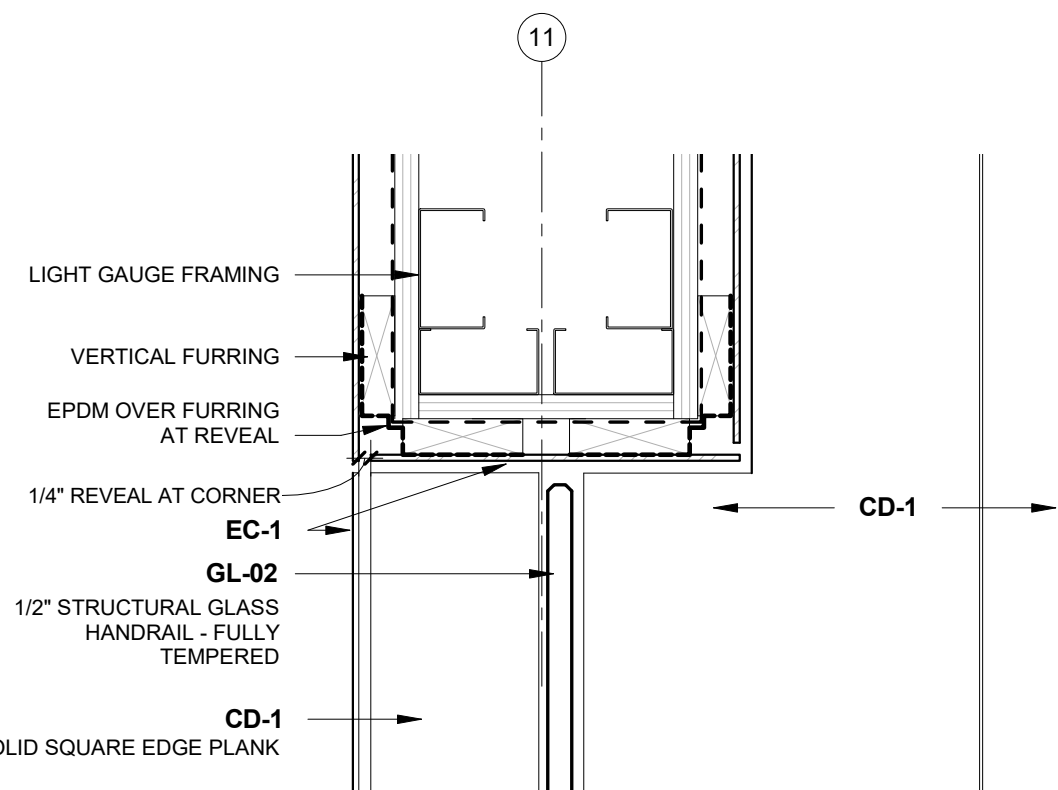
1 GLASS RAIL AT DECK EDGE  
A451 3" = 1'-0"



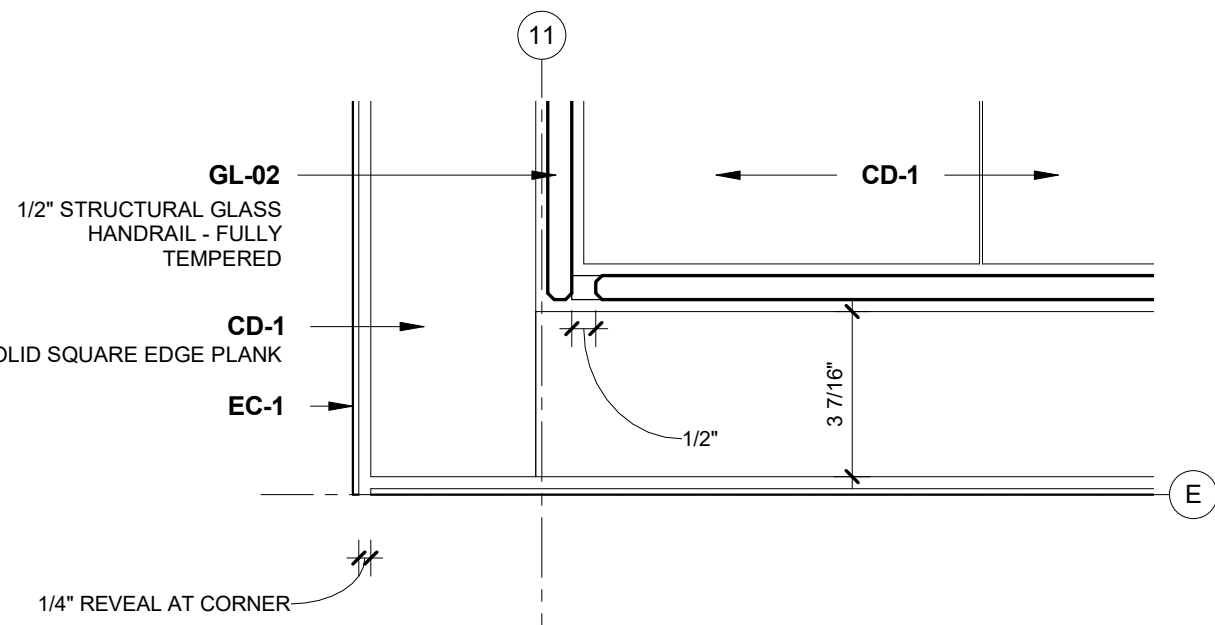
2 DETAIL - HSS COLUMN AT FLOOR PENETRATION  
A451 1 1/2" = 1'-0"



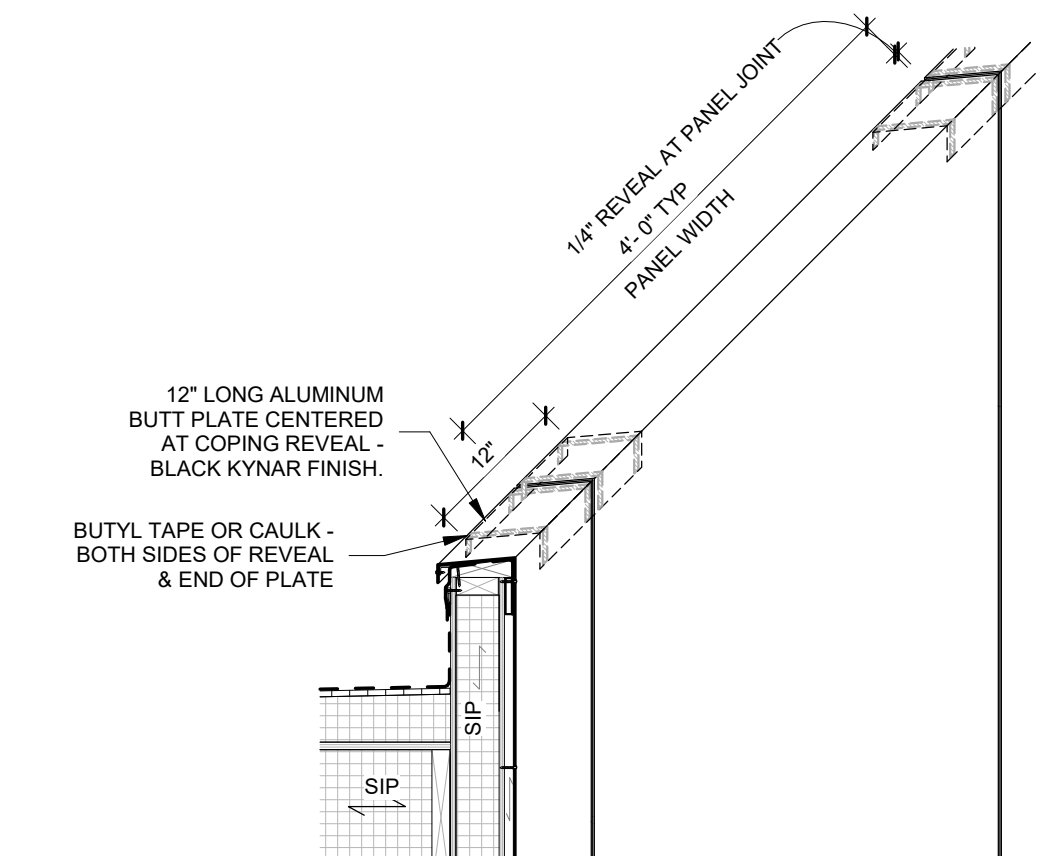
3 PLAN DETAIL - CORNER AT GRID A & 11  
A451 3" = 1'-0"



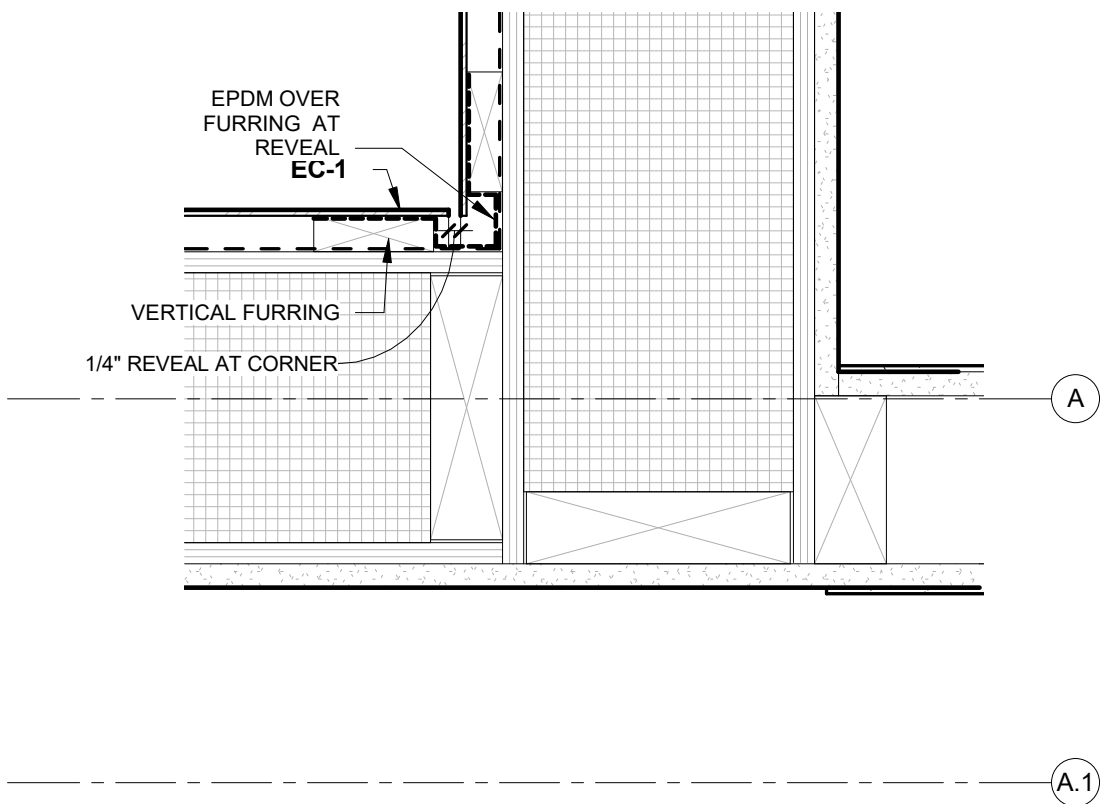
4 PLAN DETAIL - DECK WING WALL  
A451 3" = 1'-0"



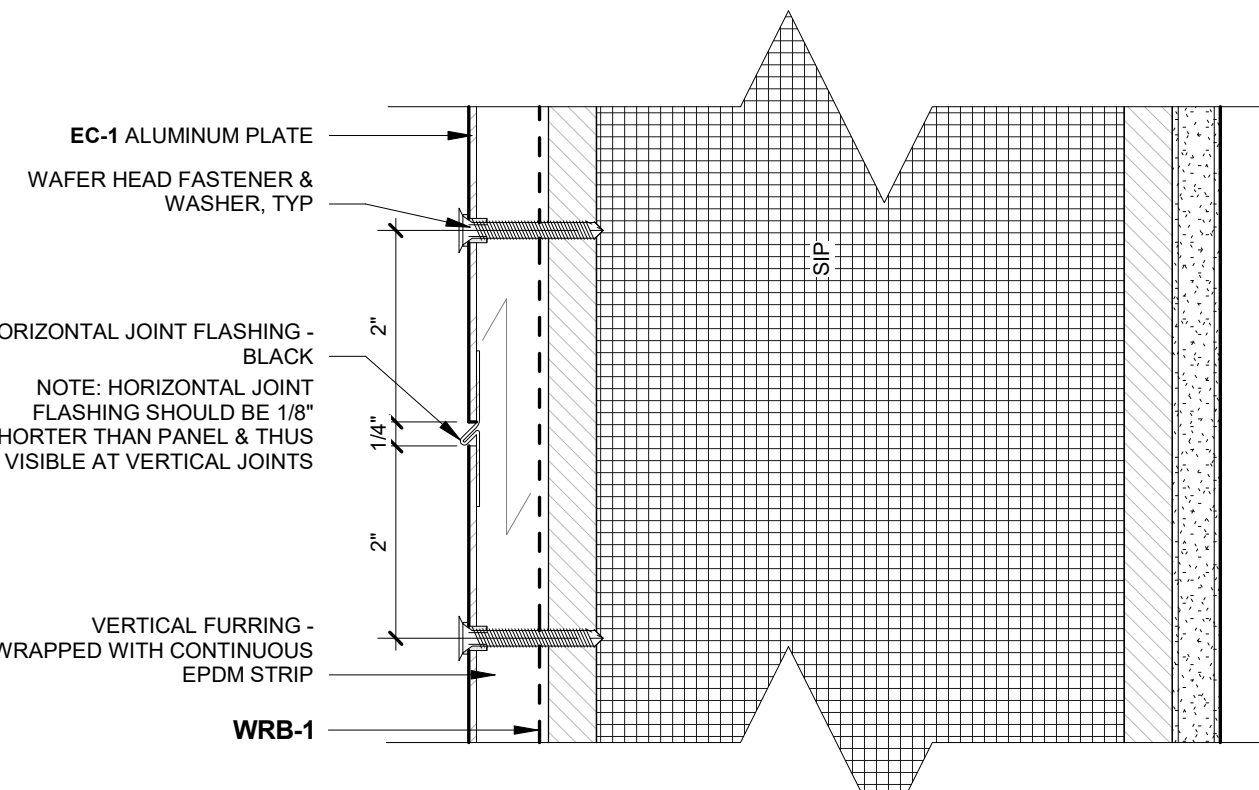
5 PLAN DETAIL - DECK EDGE  
A451 3" = 1'-0"



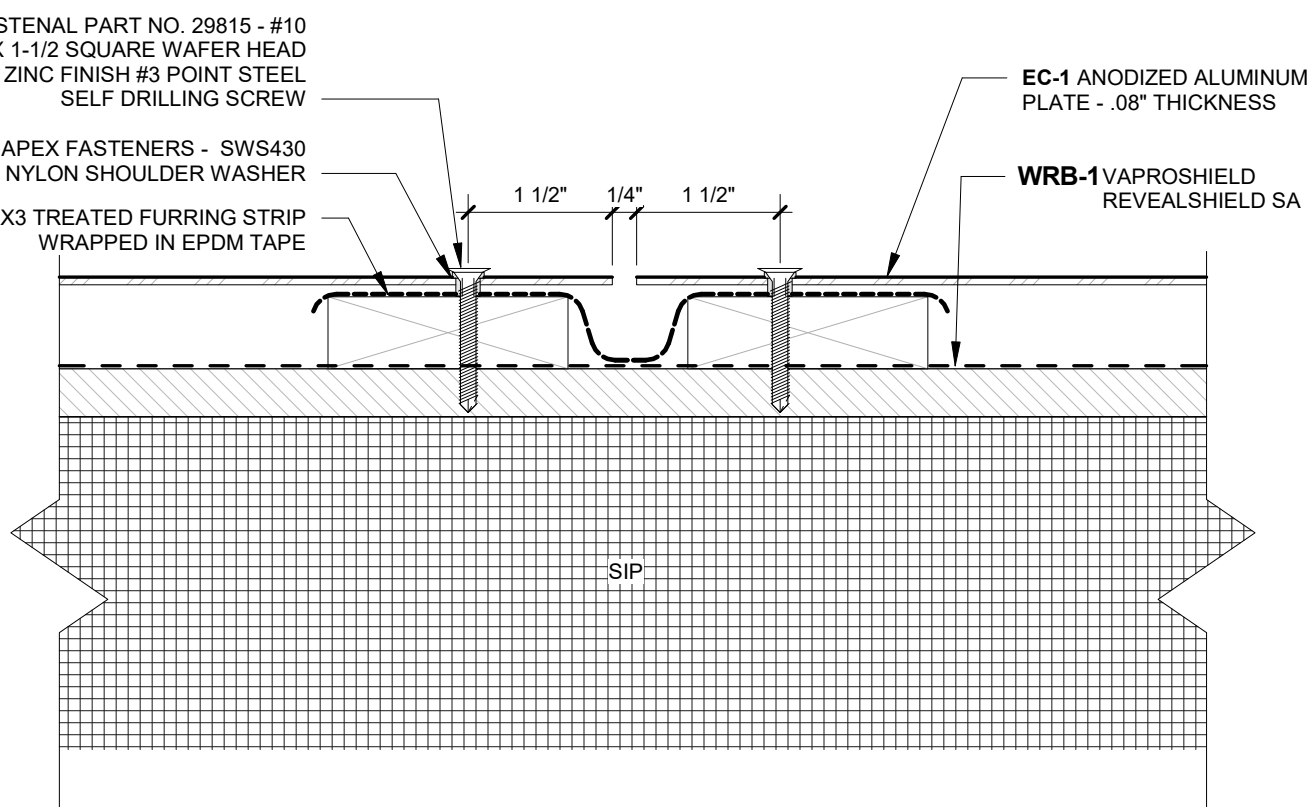
6 DETAIL - COPING SPLICE  
A451 3/4" = 1'-0"



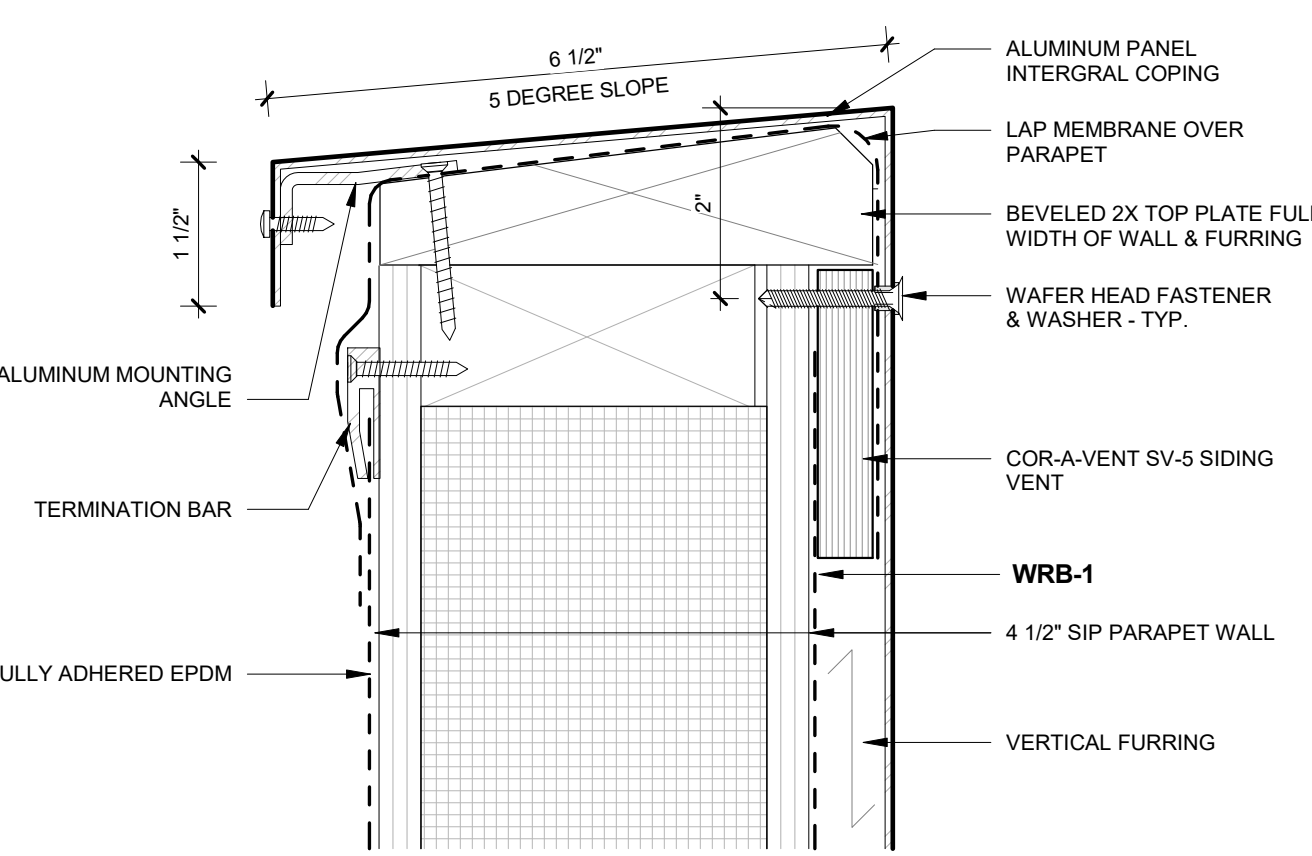
7 PLAN DETAIL - CORNER AT GRID A & 7  
A451 3" = 1'-0"



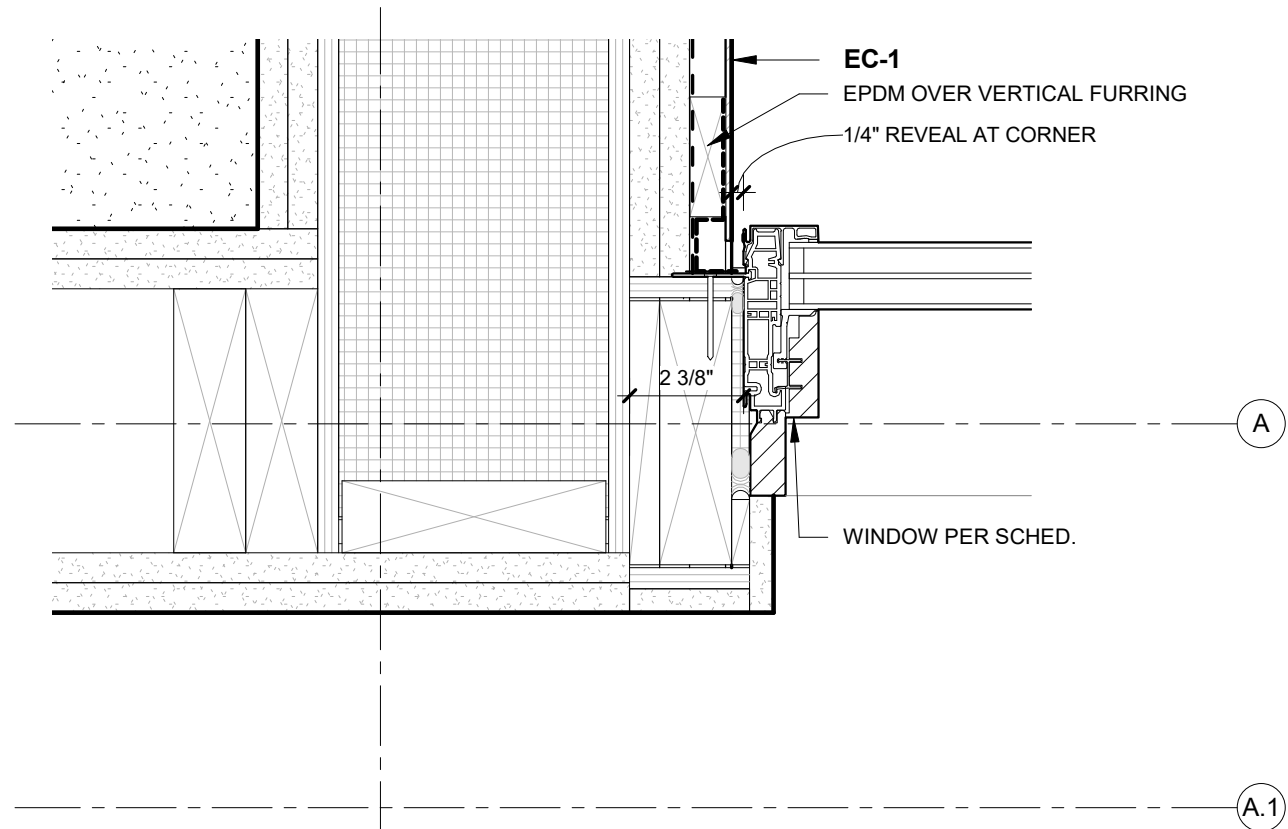
8 DETAIL - EC-1 TYPICAL HORIZONTAL JOINT  
A451 6" = 1'-0"



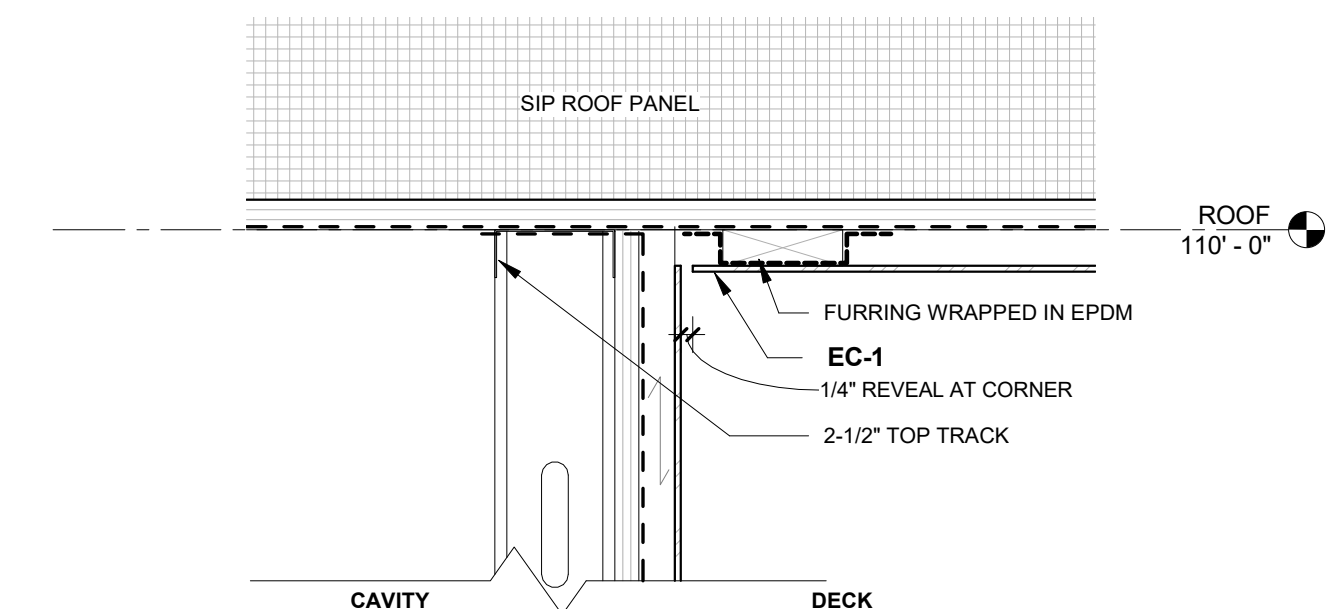
9 PLAN DETAIL - EC-1 TYPICAL VERTICAL JOINT  
A451 6" = 1'-0"



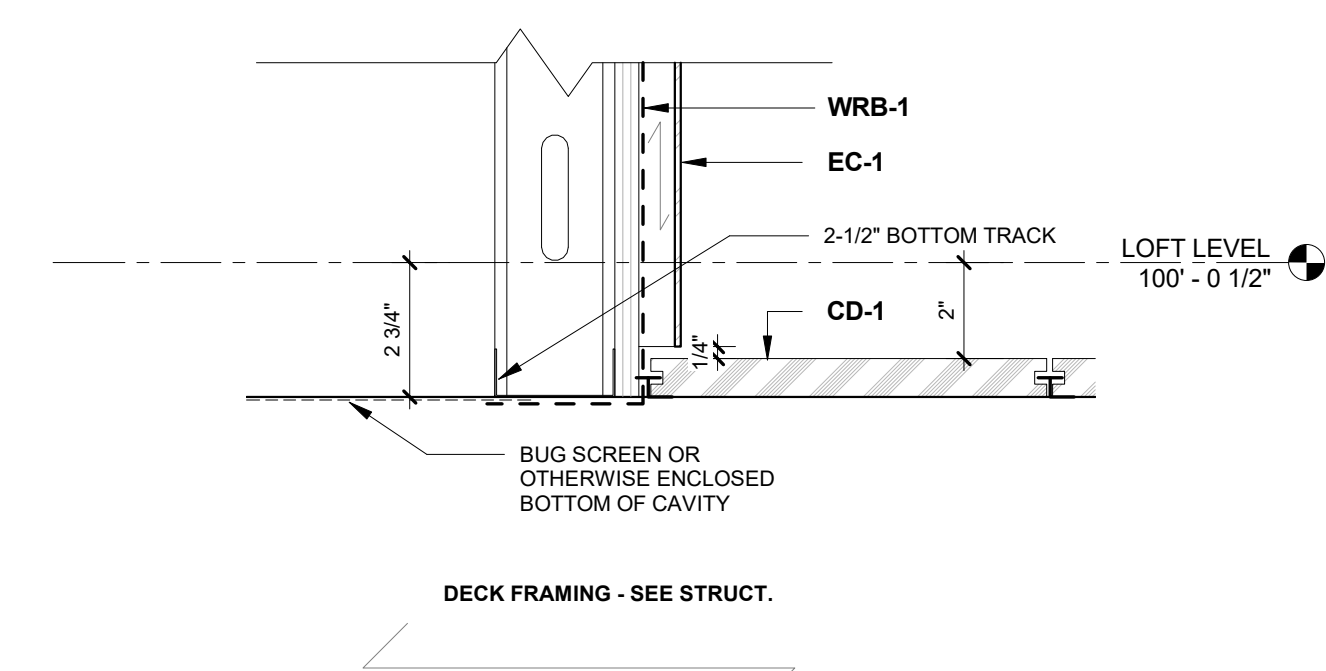
10 DETAIL - TYPICAL COPING  
A451 6" = 1'-0"



11 PLAN DETAIL - CORNER AT GRID A & 4  
A451 3" = 1'-0"



13 DETAIL - DECK PROTRUSION  
A451 3" = 1'-0"



2909 LOFT RESIDENTIAL UNIT

## CHRISTIAN DEAN ARCHITECTURE

2909 Bryant Ave #304  
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612.827.7825

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**PRINT NAME:** Christian Dean, AIA

**SIGNATURE:**   
**LICENSE NO.:** 44768

### Issue / Revision Schedule

NO.	DESCRIPTION	DATE
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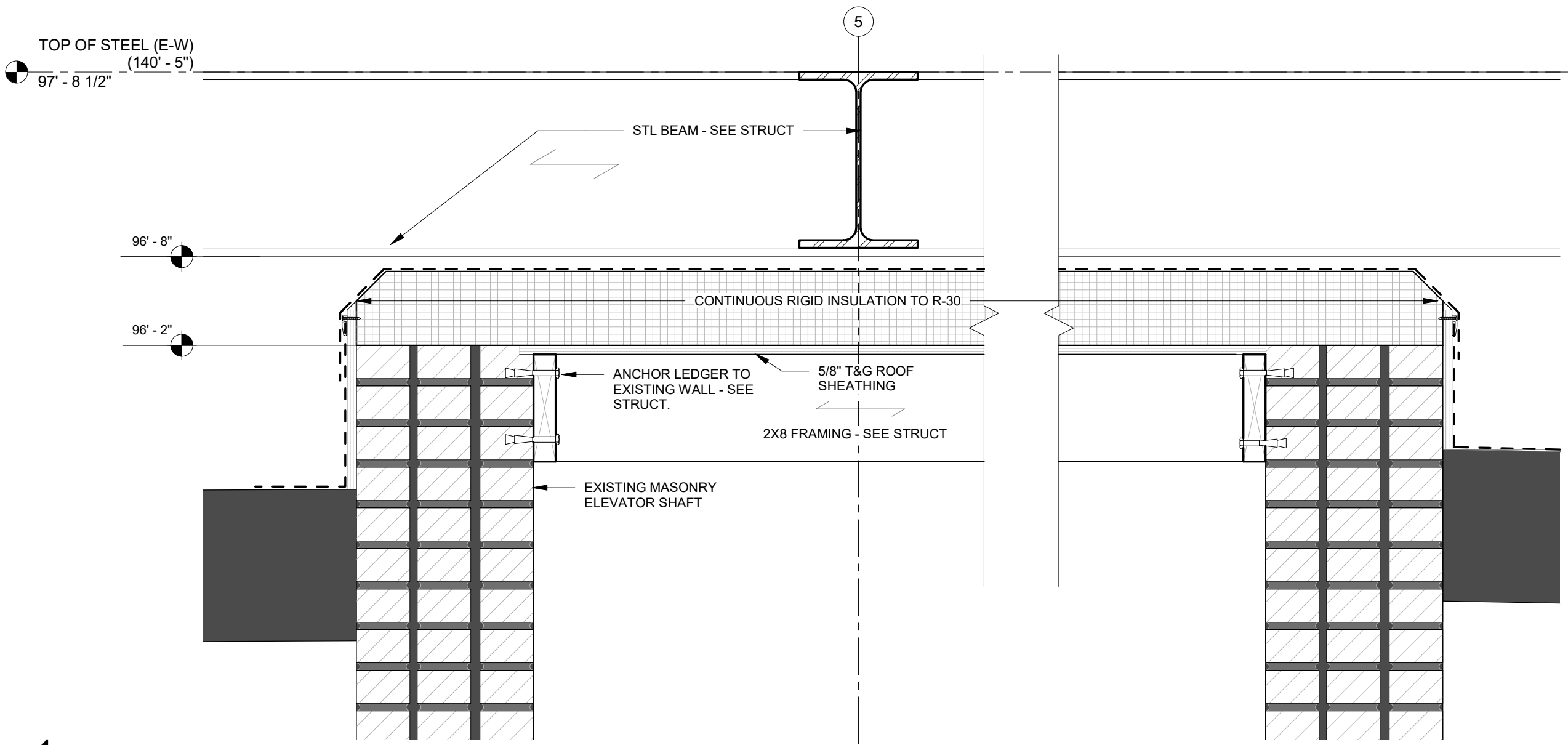
2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

### DETAILS

# A451

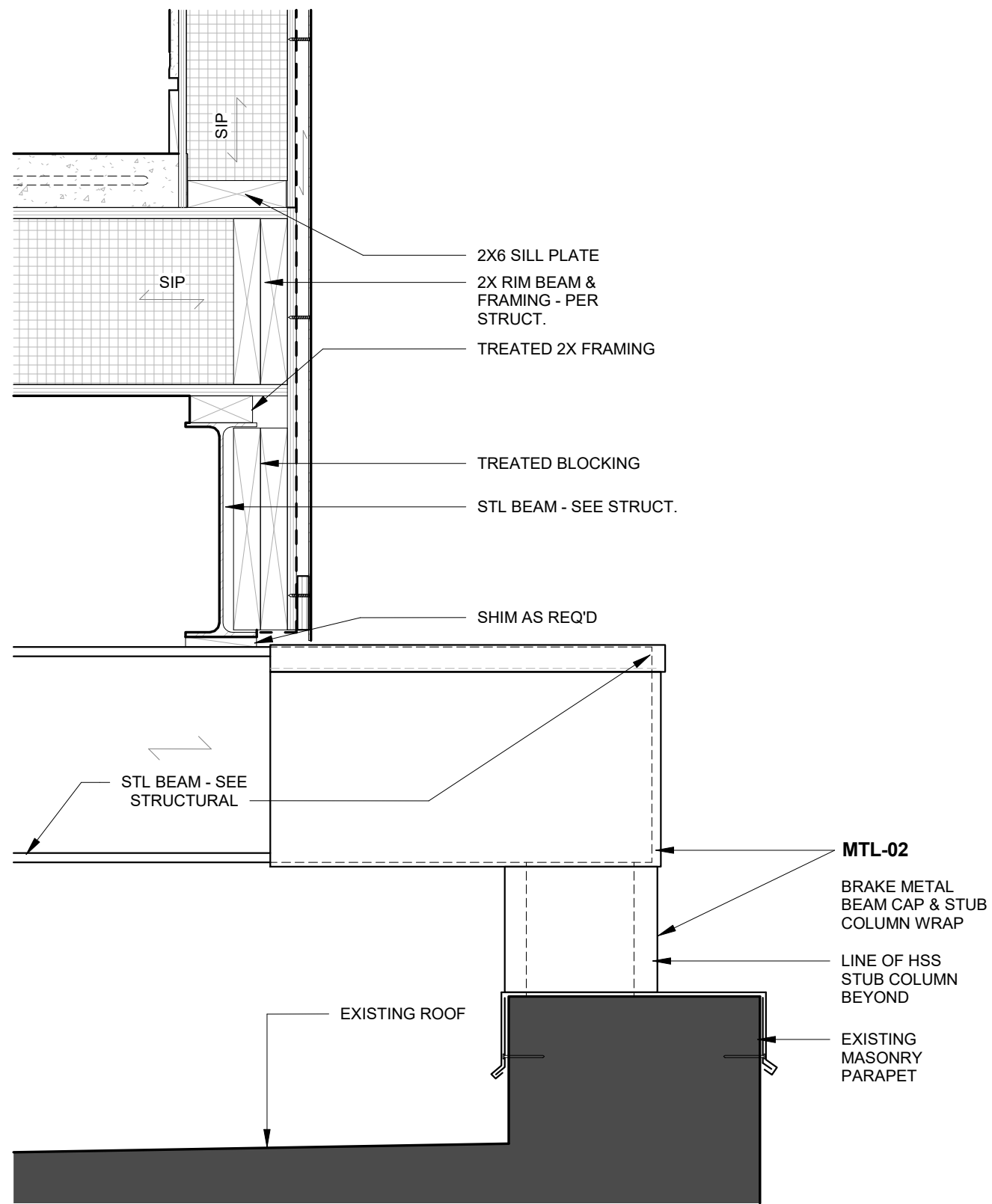


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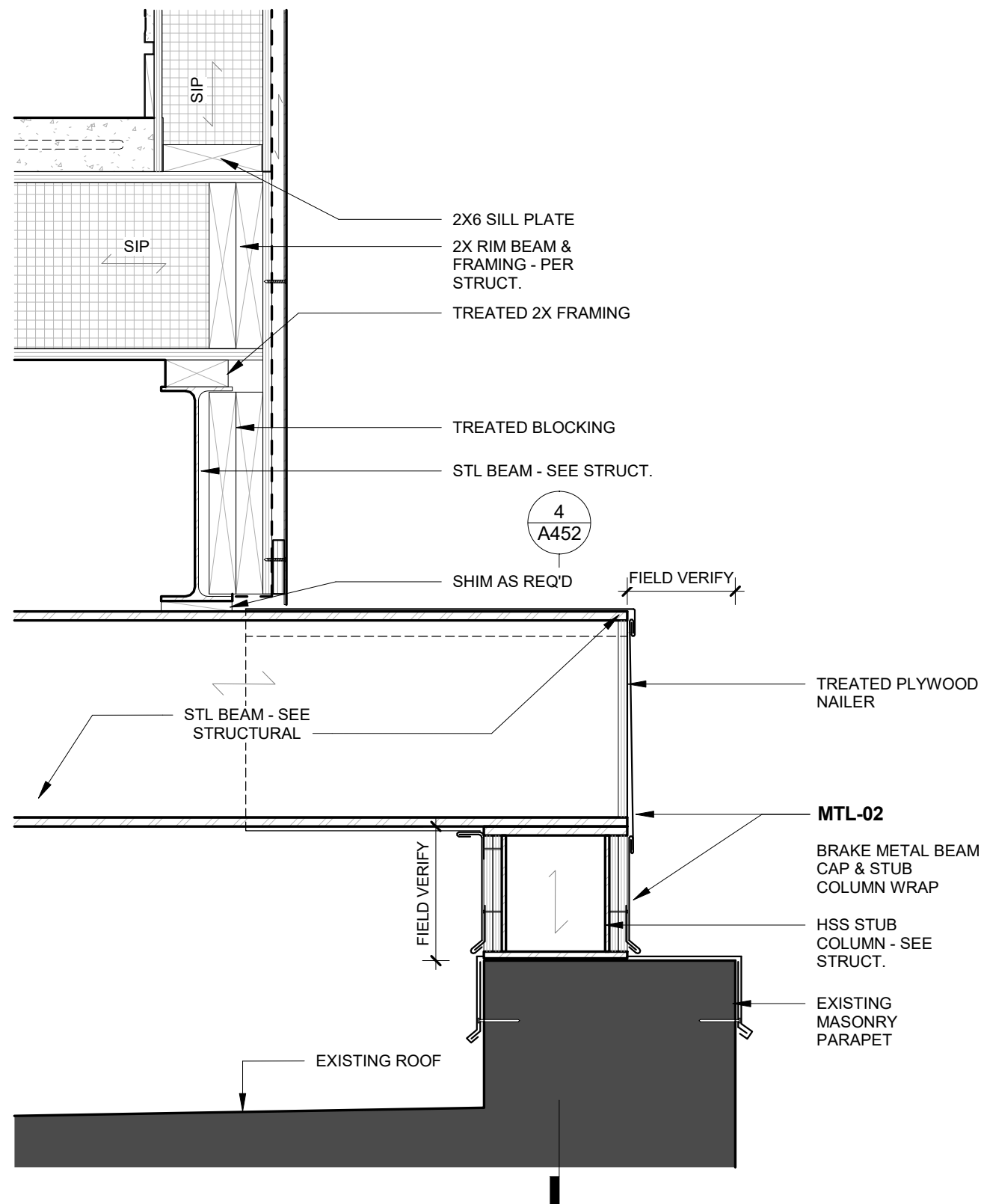
1 DETAIL AT EXISTING ELEVATOR SHAFT

A452 1 1/2" = 1'-0"



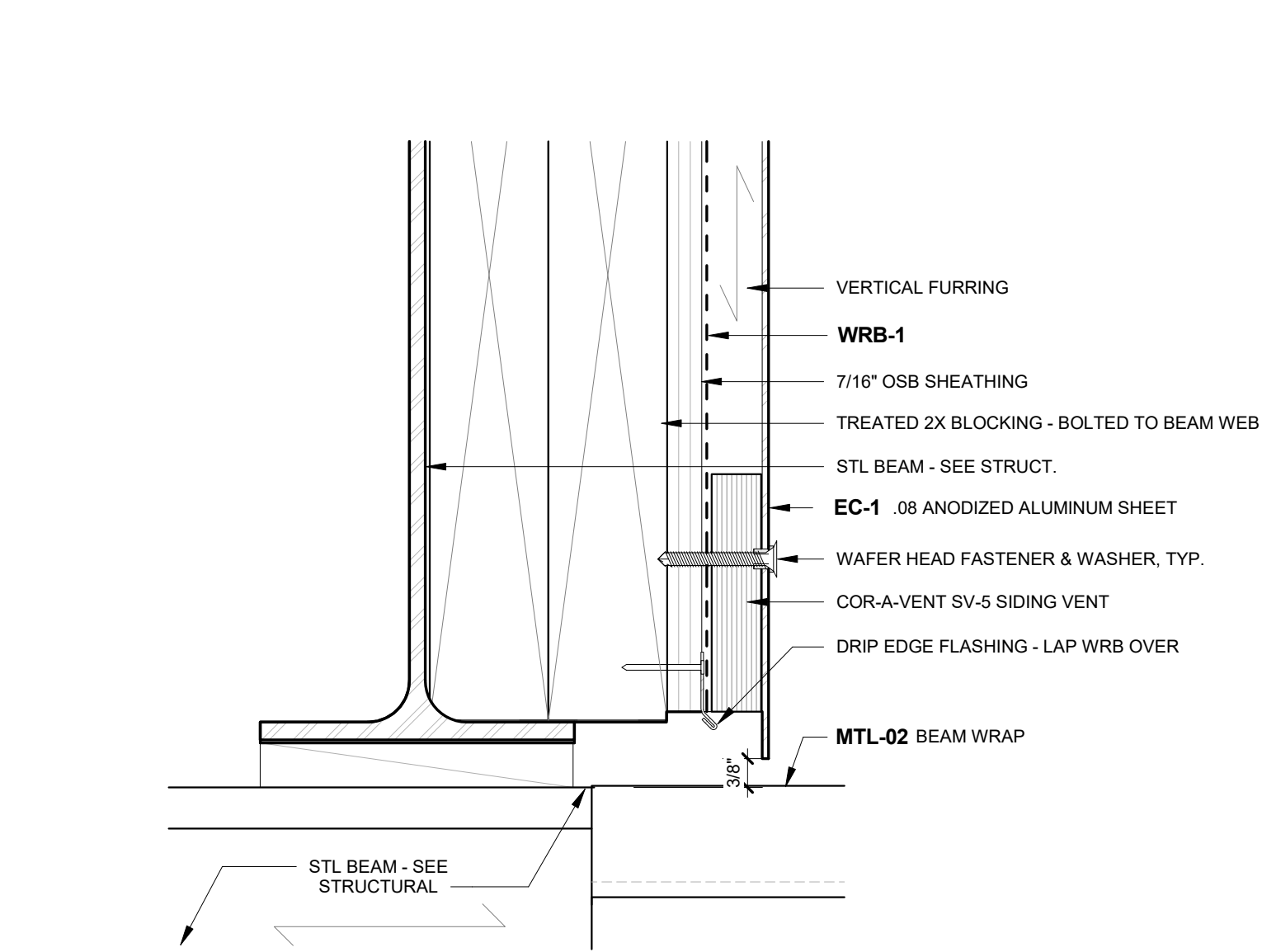
2 DETAIL - BEAM CAP & COLUMN WRAP ELEVATION

A452 1 1/2" = 1'-0"



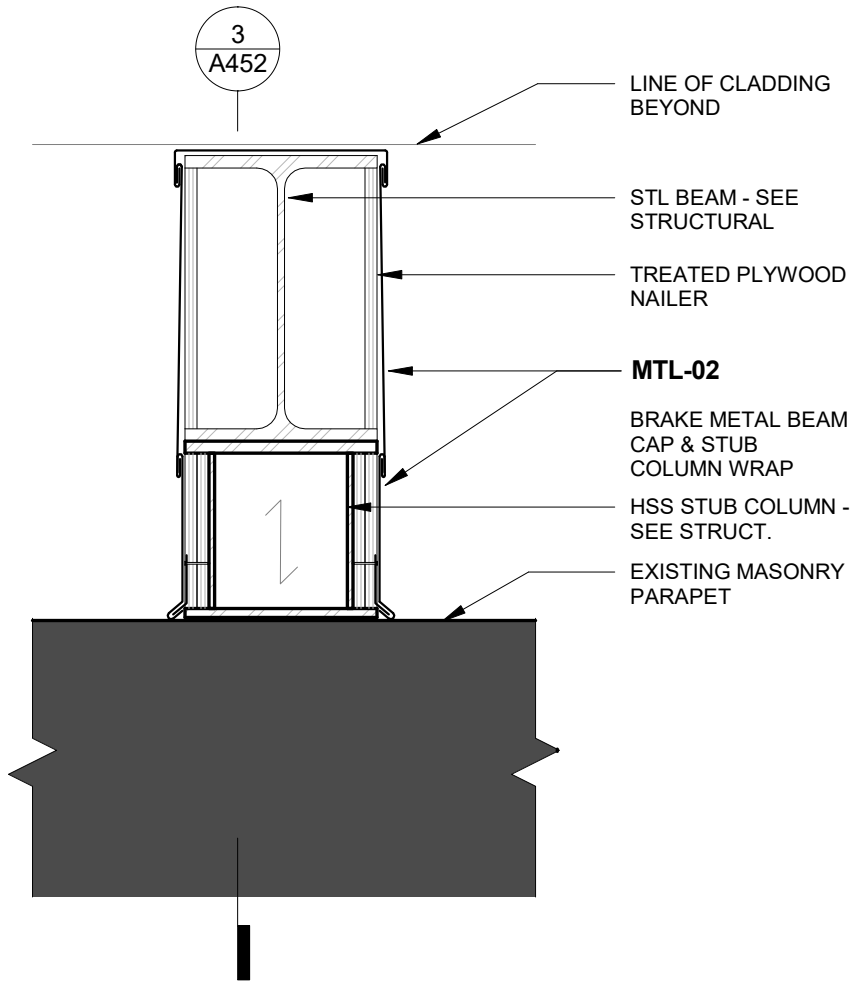
3 DETAIL - BEAM CAP & COLUMN WRAP SECTION

A452 1 1/2" = 1'-0"



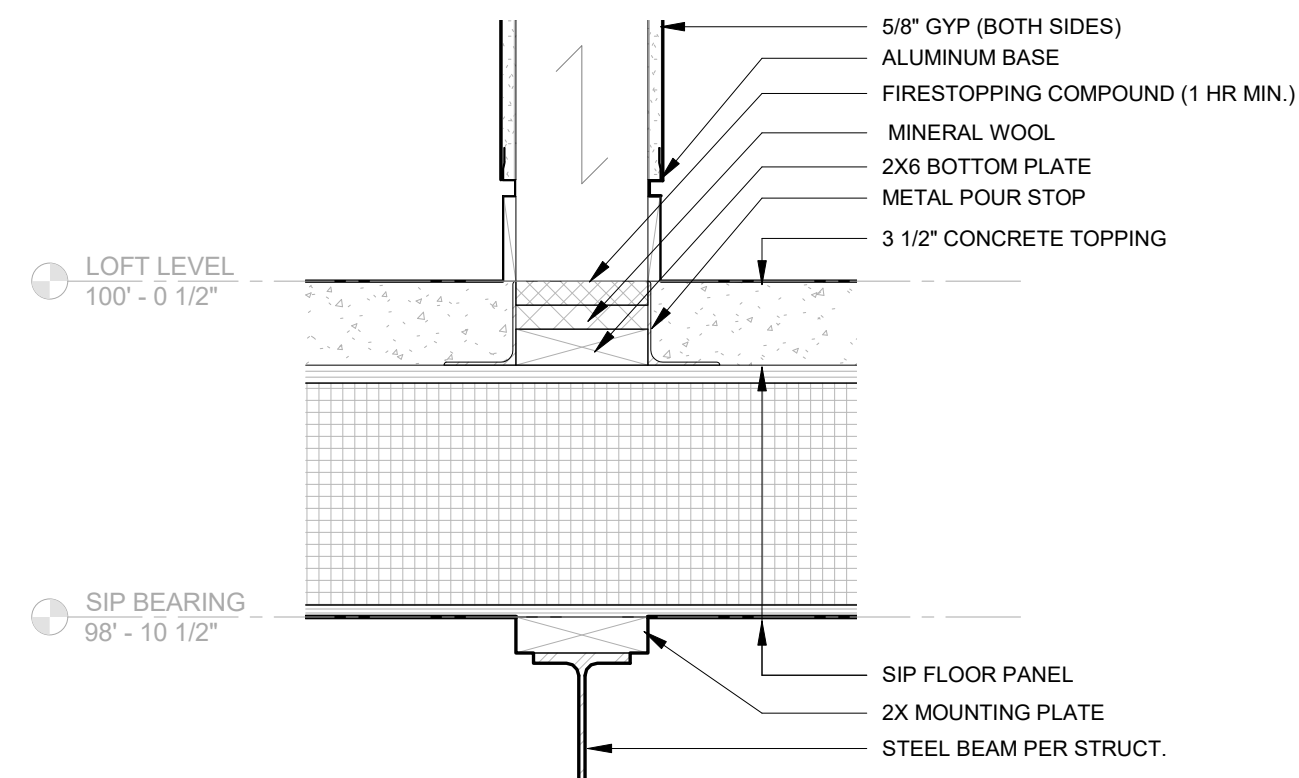
5 DETAIL - EC-1 BOTTOM EDGE

A452 6" = 1'-0"



4 DETAIL - BEAM CAP & COLUMN WRAP CROSS SECTION

A452 1 1/2" = 1'-0"



6 DETAIL - BEARING WALL BOTTOM PLATE

A452 1 1/2" = 1'-0"

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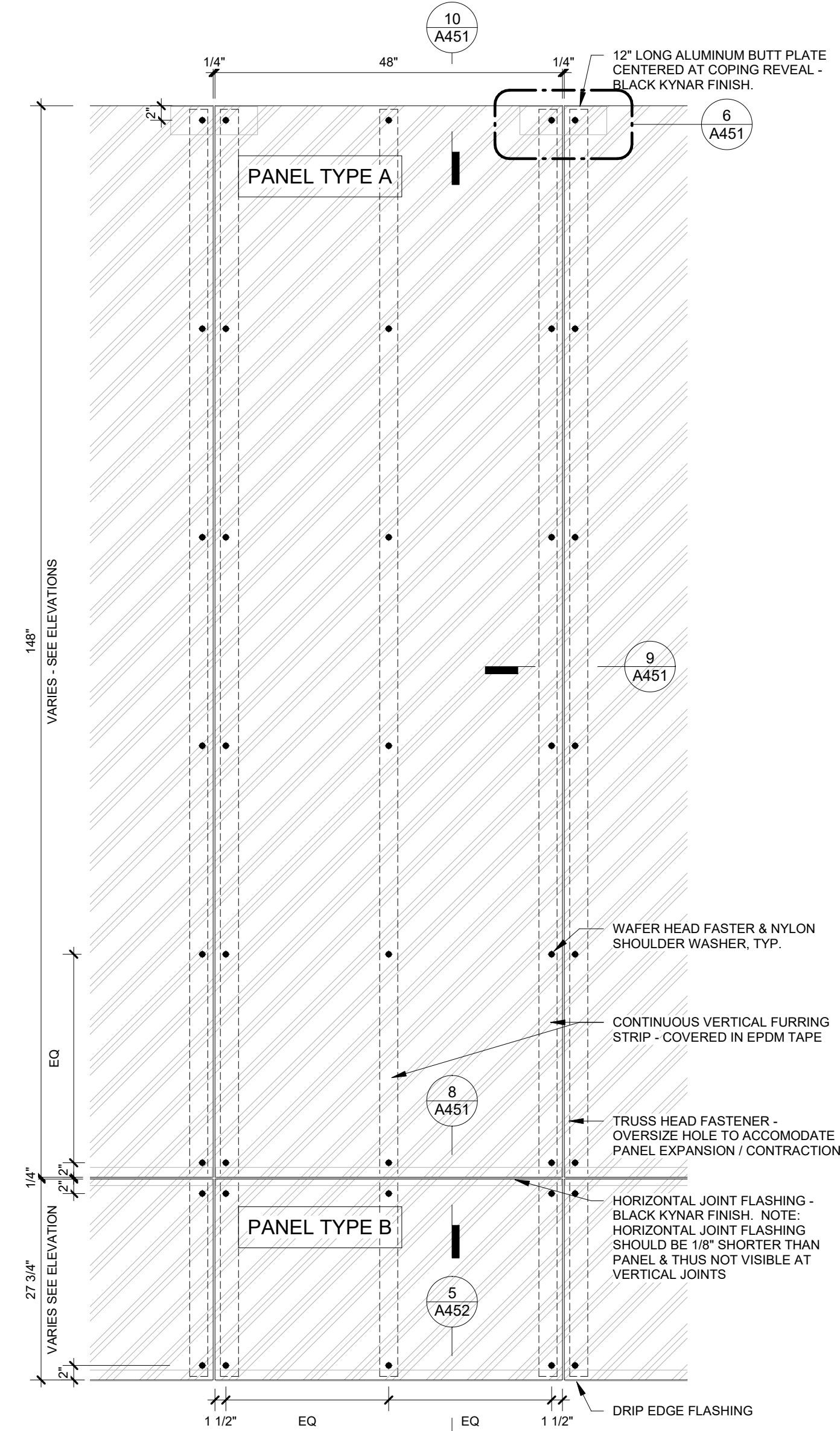
DETAILS

# A452

COMPILED CONSTRUCTION SET 27 DECEMBER 2018

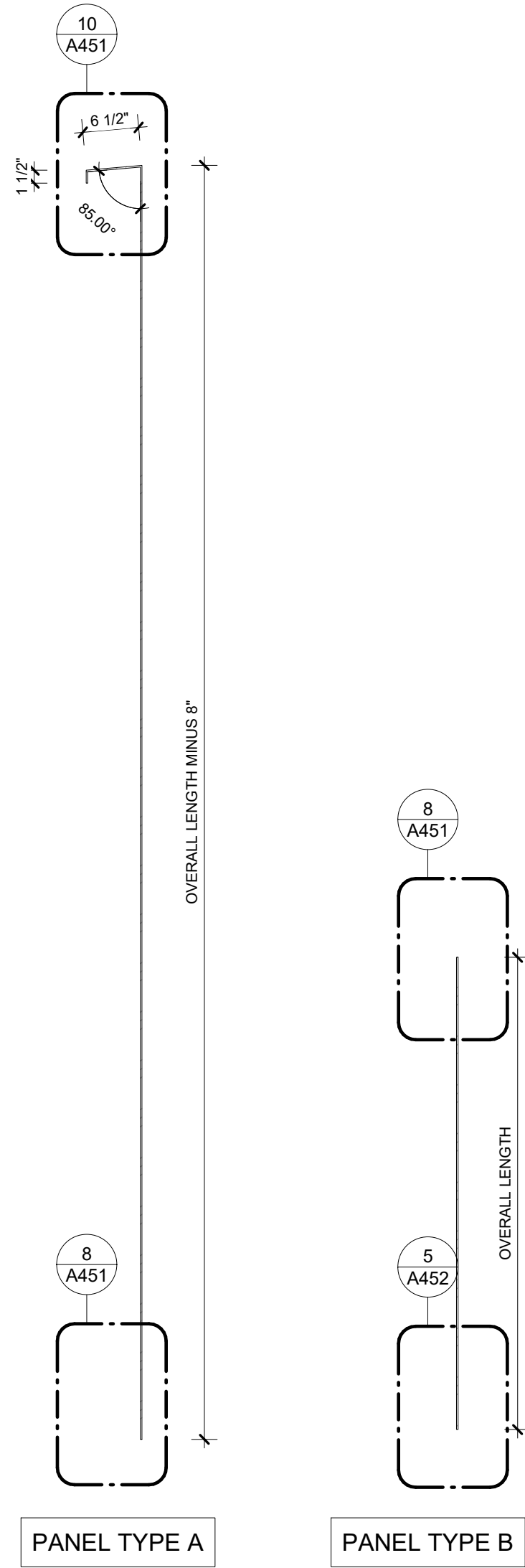
2909 Bryant Ave S, Minneapolis, MN 55408  
Project No. 2017 22





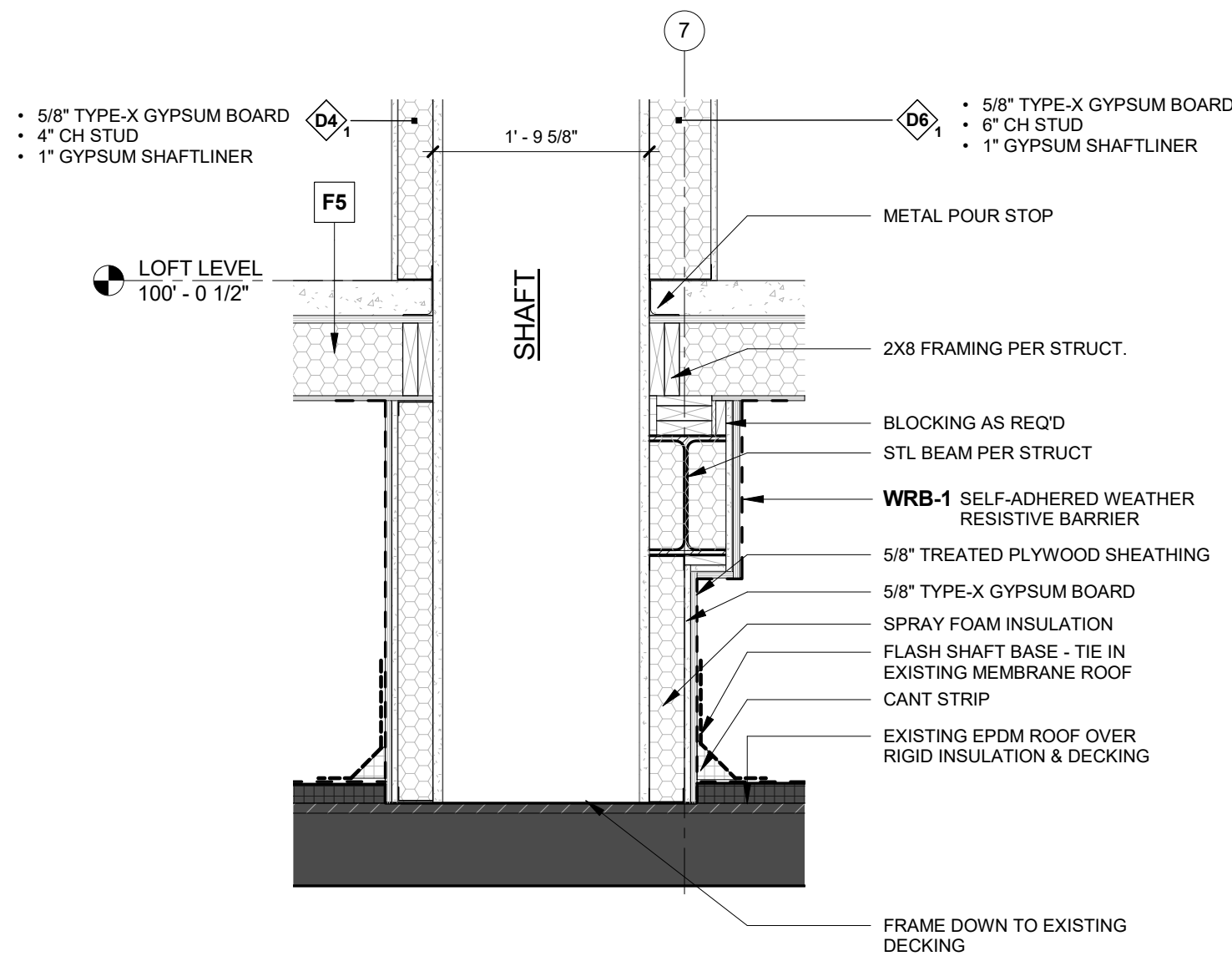
1 TYPICAL PANEL ELEVATION

A453 3/4" = 1'-0"



2 PANEL TYPES

A453 3/4" = 1'-0"



NOTE:  
SHAFT TO BE FRAMED TO AVOID CONTACT WITH EXISTING PARAPET WALL.

3 DETAIL - SHAFT

A453 3/4" = 1'-0"

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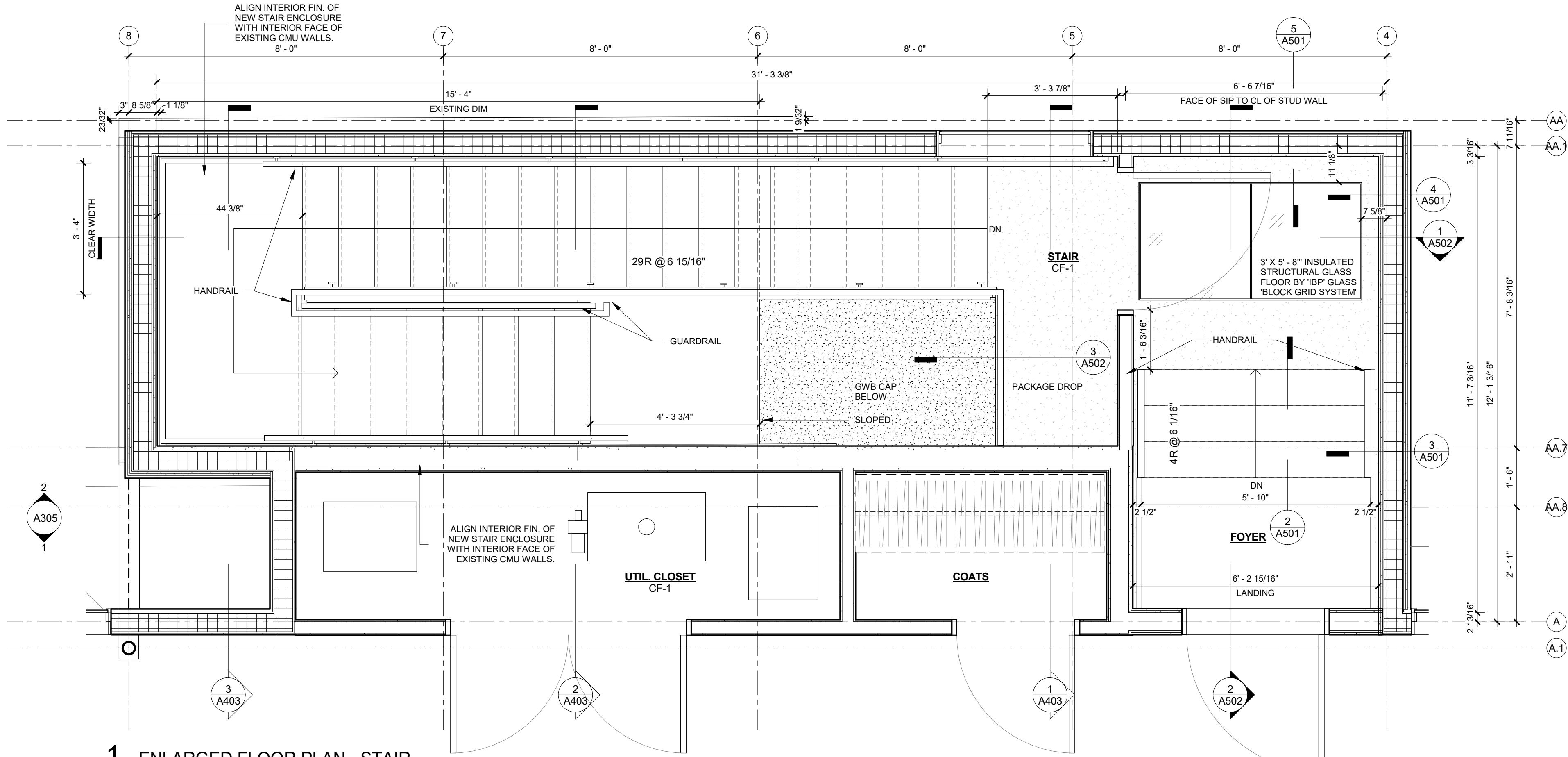
2018 COPYRIGHT CHRISTIAN DEAN ARCHITECTURE, LLC.

### DETAILS

# A453

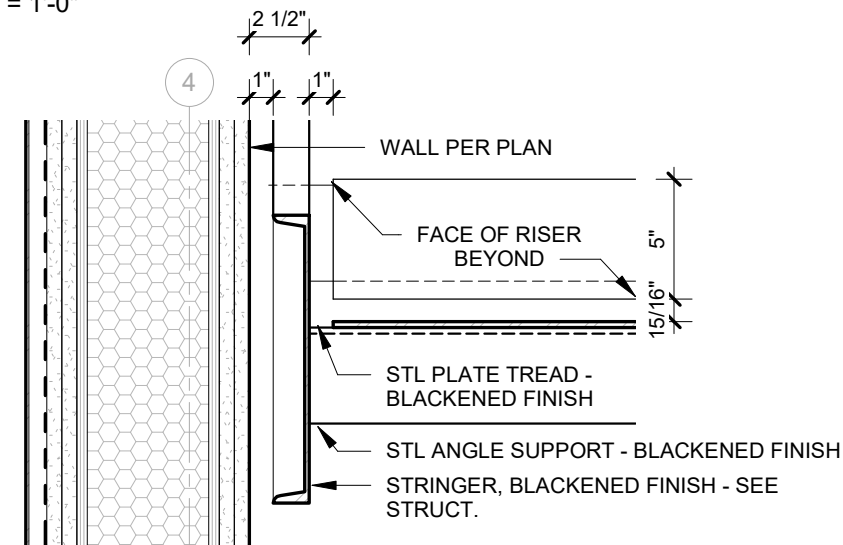


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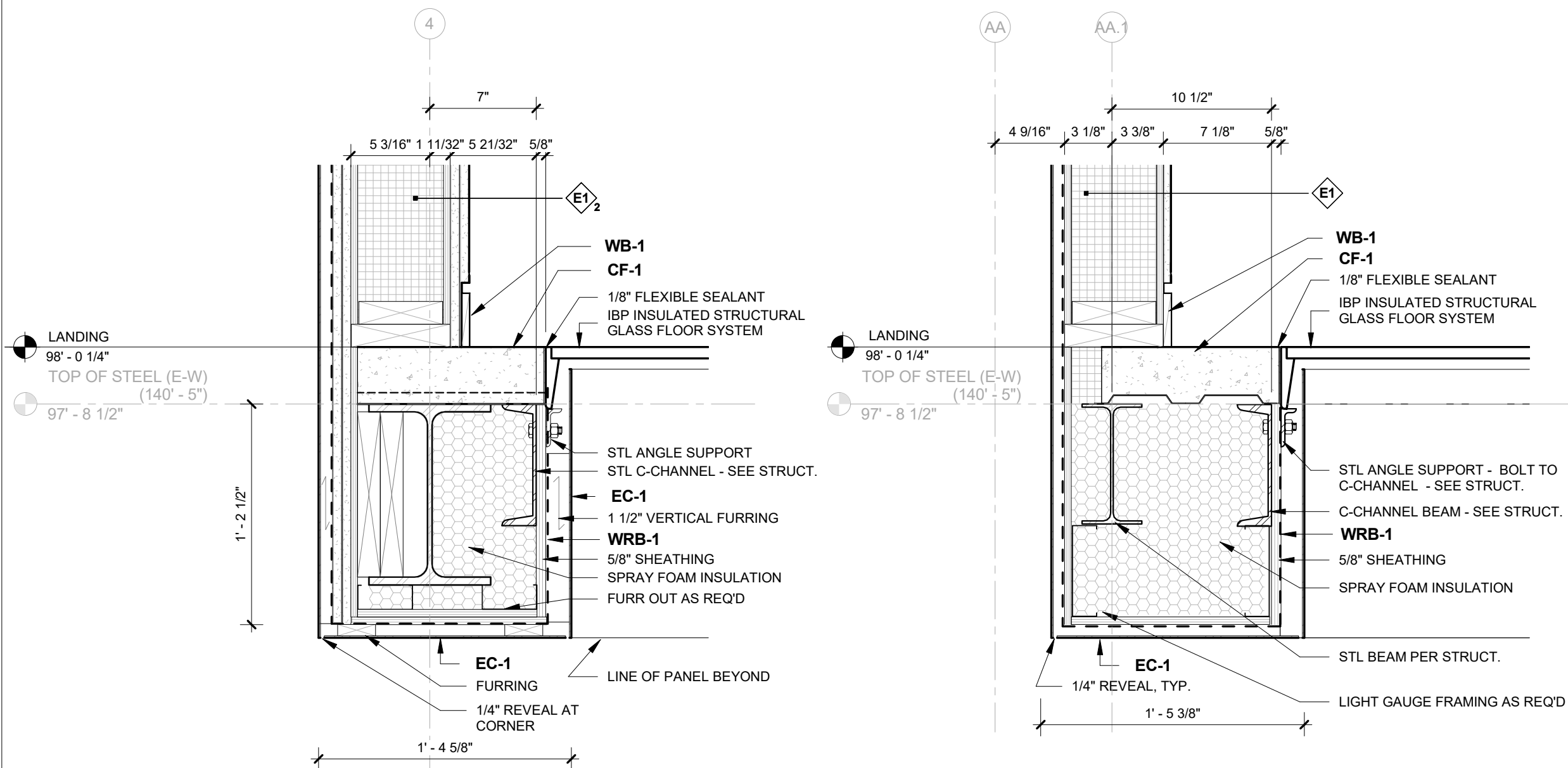
1 ENLARGED FLOOR PLAN - STAIR

A501 1/2" = 1'-0"



3 ENTRY STAIR CROSS SECTION

A501 1 1/2" = 1'-0"

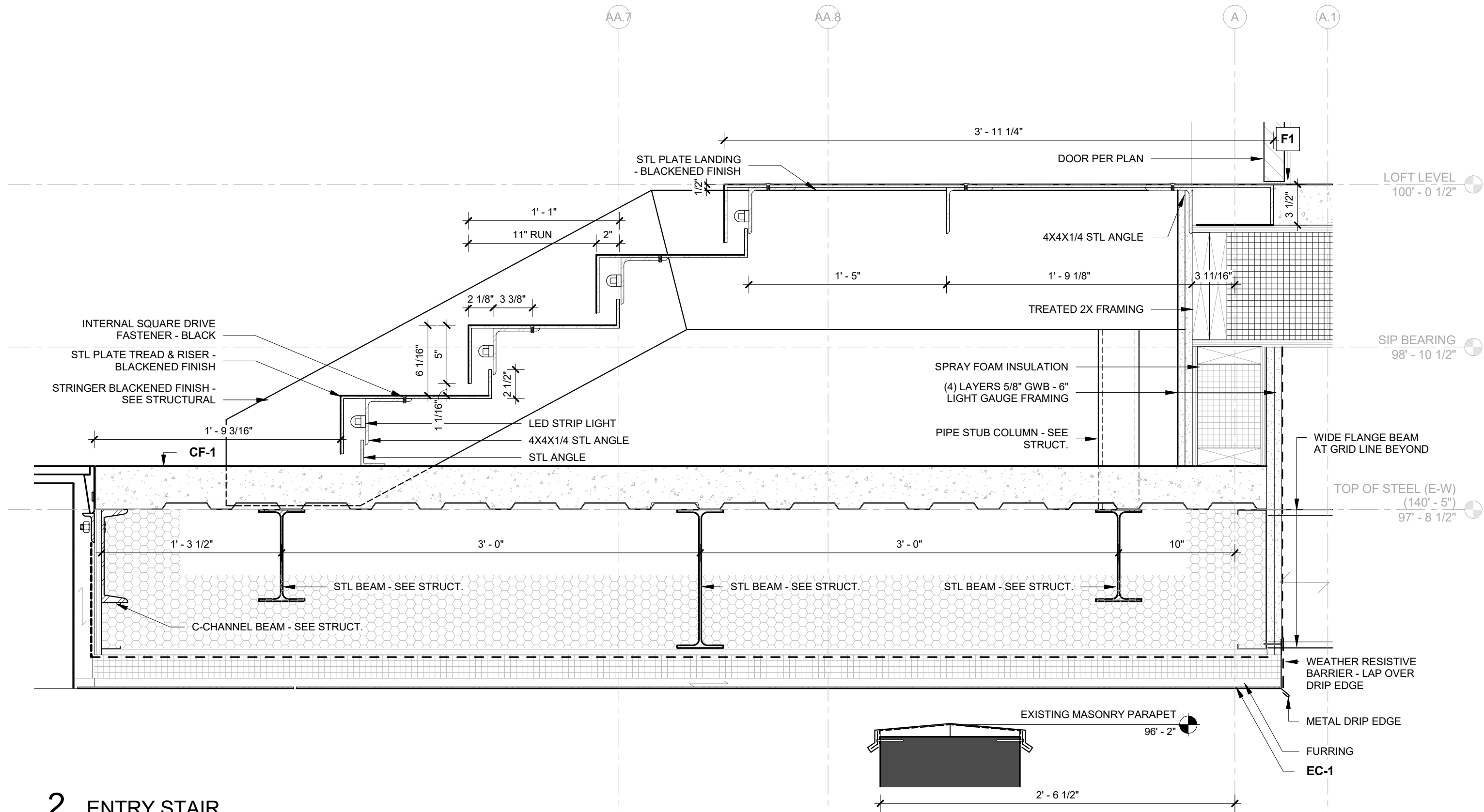


4 GLASS FLOOR DETAIL - EAST EDGE

A501 1 1/2" = 1'-0"

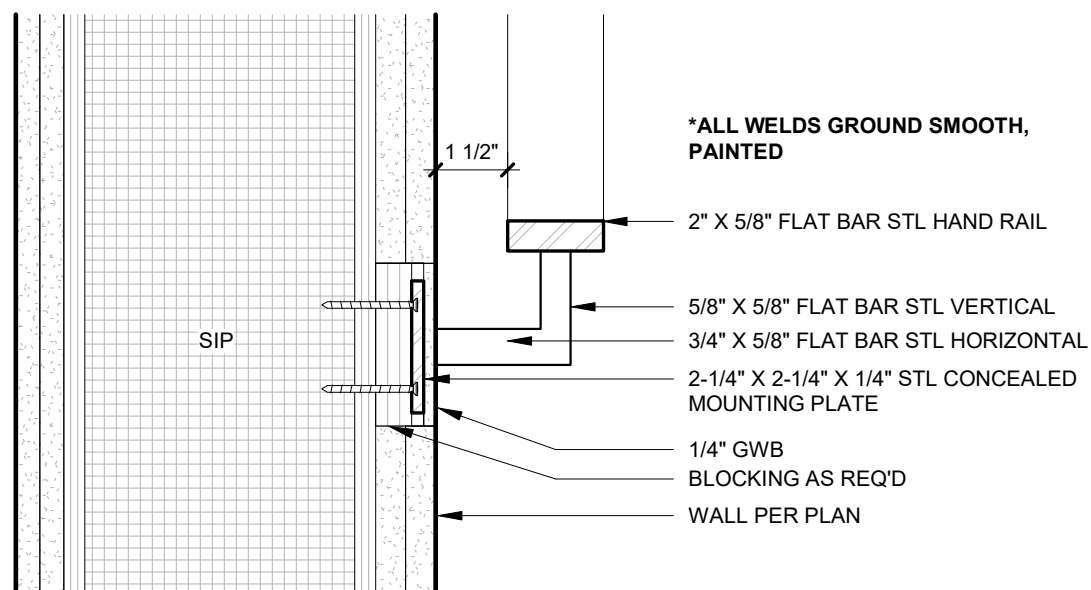
5 GLASS FLOOR DETAIL - NORTH EDGE

A501 1 1/2" = 1'-0"



2 ENTRY STAIR

A501 1 1/2" = 1'-0"



6 HAND RAIL DETAIL

A501 3" = 1'-0"

- NOTES:
- REFERENCE STRUCTURAL FOR STAIR ENCLOSURE FRAMING & STEEL STRINGER SIZES.
  - ALIGN INTERIOR FIN. OF NEW STAIR ENCLOSURE WITH INTERIOR FACE OF EXISTING CMU WALLS.

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#### Issue / Revision Schedule

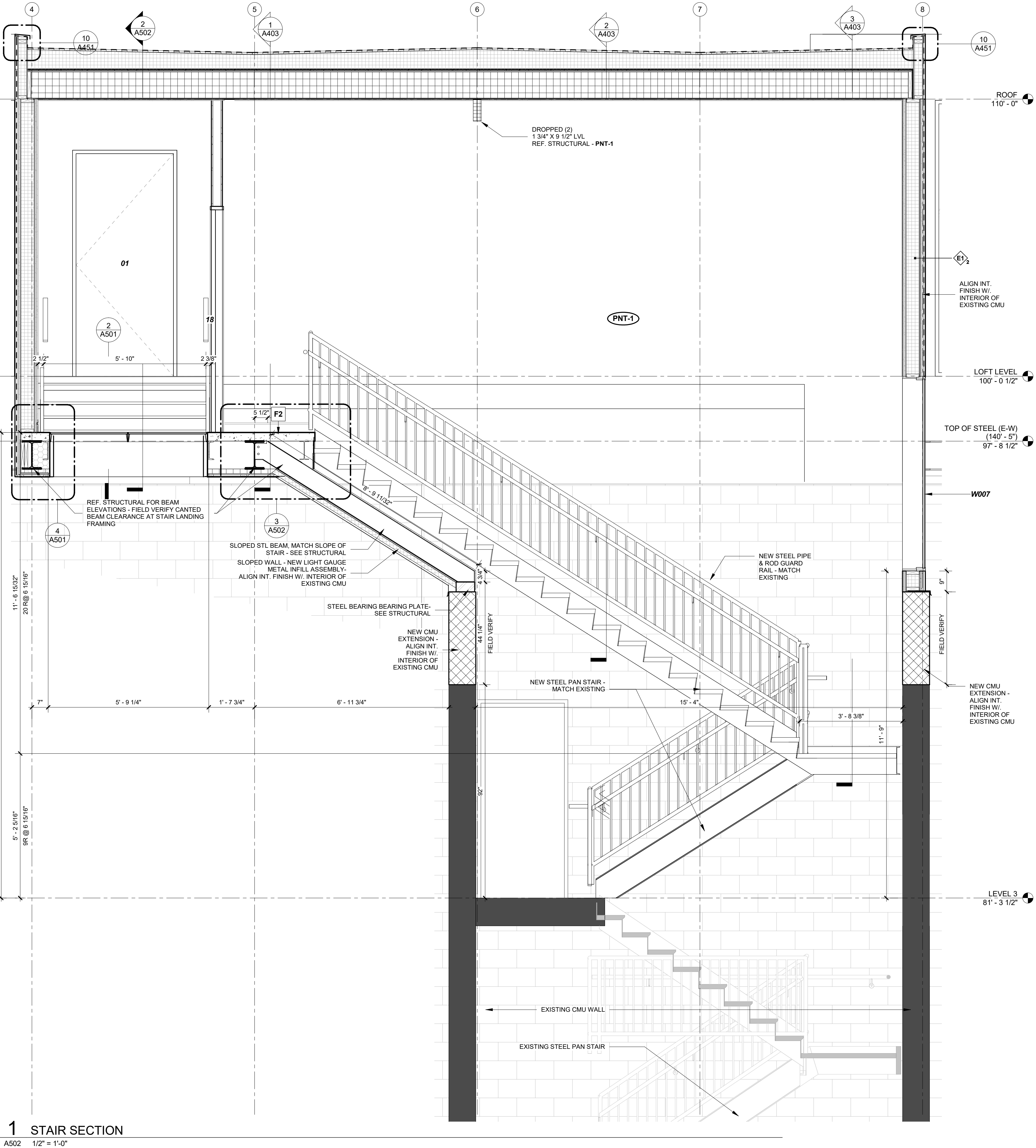
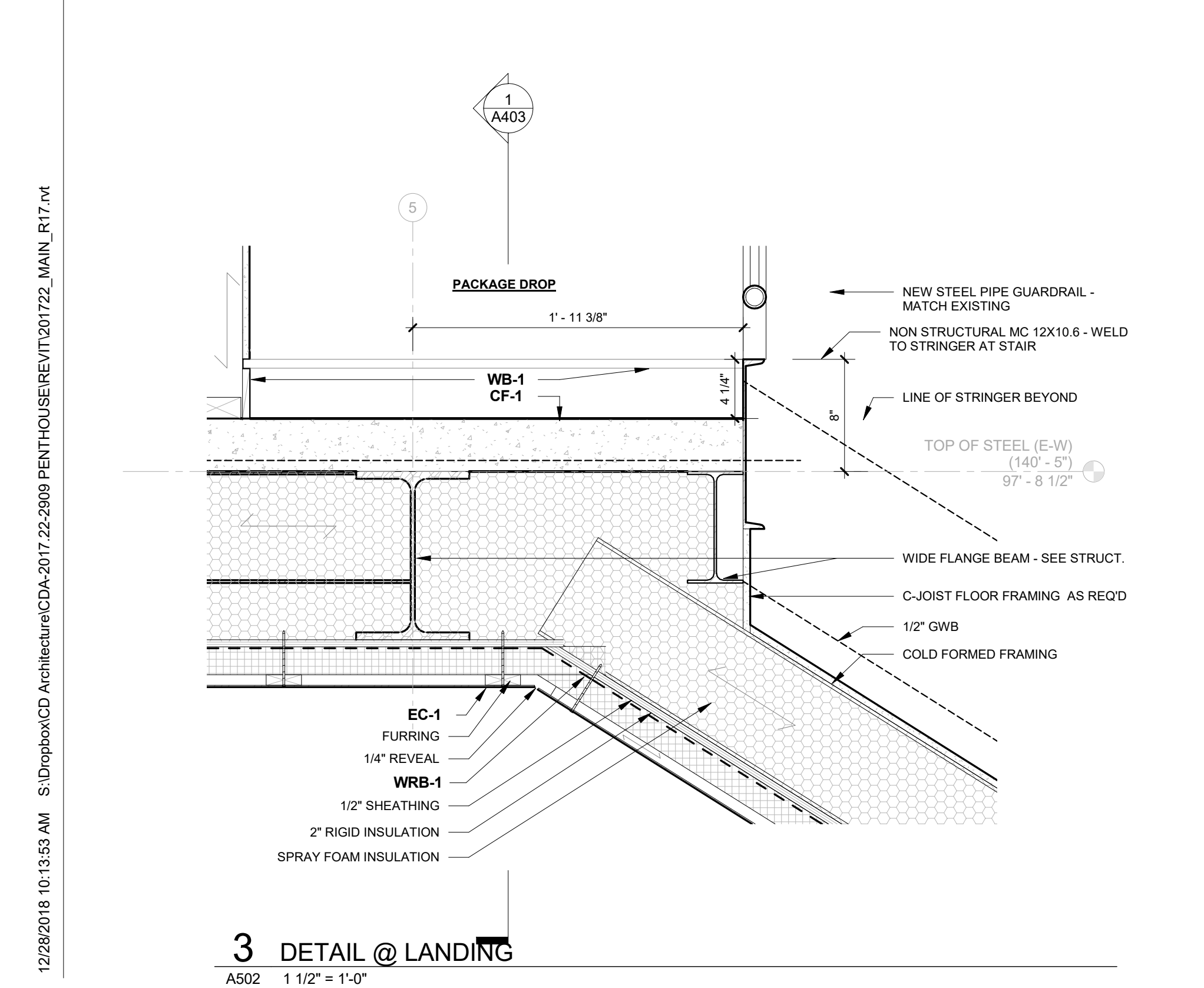
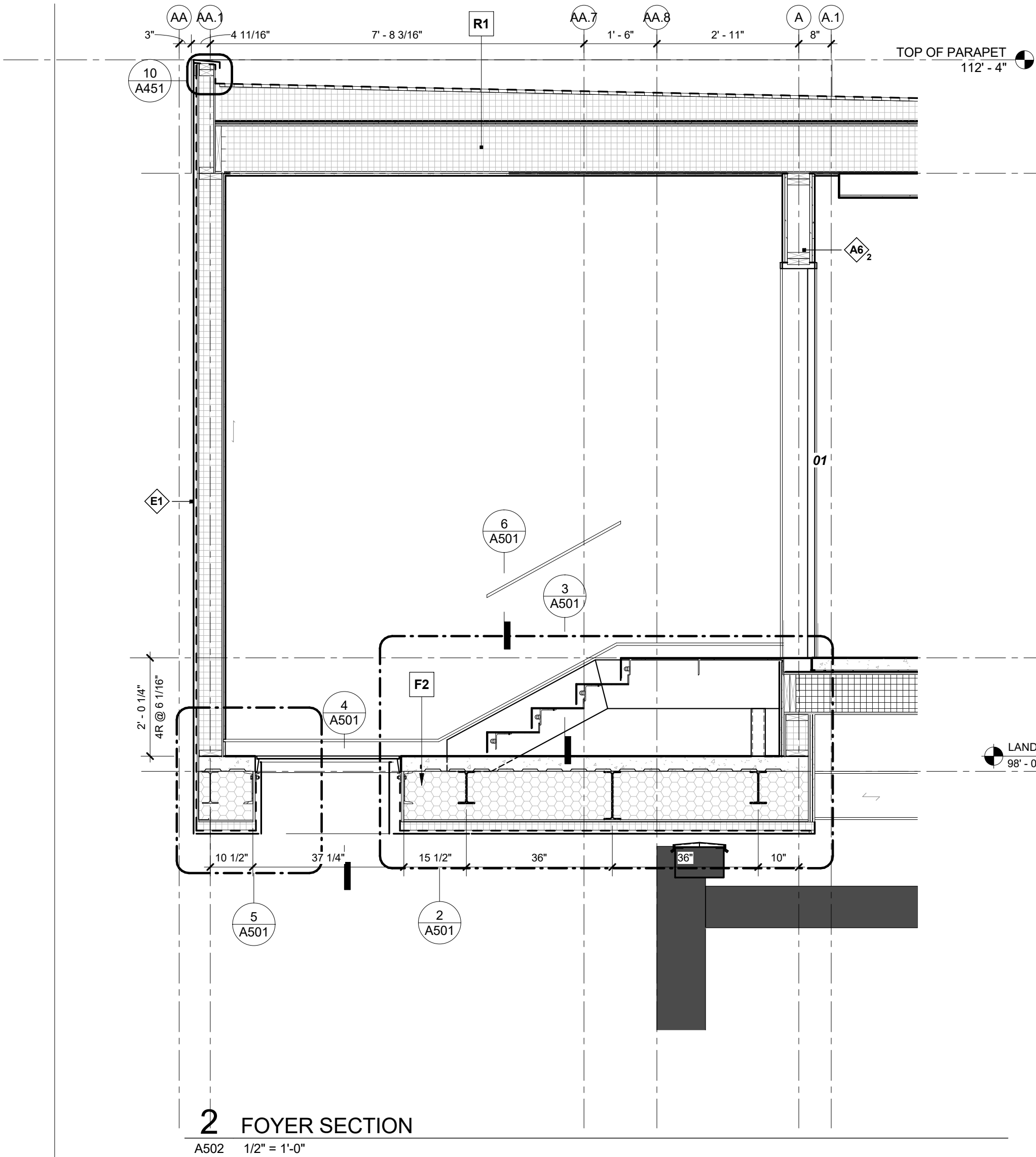
NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018
4	ASI 003 - LOFT LEVEL REVISION	10.25.2018
6	ASI 005 - STAIR RECONCILED	10.26.2018

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#### VERTICAL CIRCULATIONS

# A501





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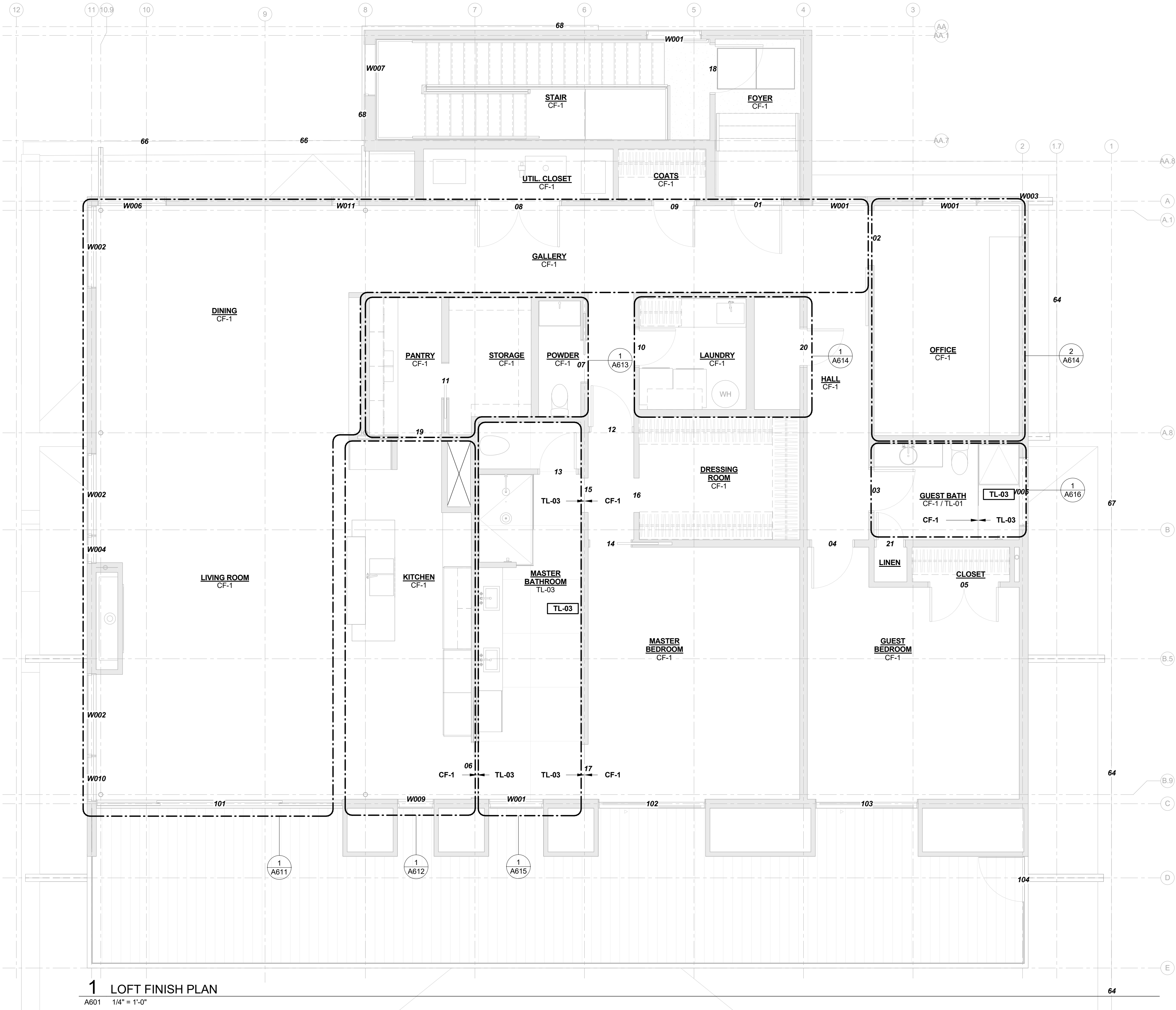
Issue / Revision Schedule		
NO.	DESCRIPTION	DATE
6	ASI 005 - STAIR RECONCILED	10.26.2018

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VERTICAL  
CIRCULATIONS  
A502



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MATERIAL KEY - INTERIOR			
MARK	MATERIAL	MFG	DESCRIPTION
AW-01	DISPLAY MODEL KITCHEN ISLAND	BELLE KITCHEN	PREVIOUSLY PURCHASED
AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME
GL-03			MASTER SHOWER GLASS
LAM-01	LAMINATE	WILSONART	17005K-57 MORRIS OAK
MIRROR-01	MIRROR W/ METAL CLIPS		
PNT-1	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT
PNT-2	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS
TL-01	LARGE FORMAT TILE	CASAMOOD	Art Neutral_00 Matte 757574 - 47-1/8" x 47-1/8"
TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK: ART BASIC_02 GLOSSY 757593 120CM X 120CM
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47-1/8" x 47-1/8"
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 7/16"
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47-1/8" x 47-1/8"
WB-1	WALL BASE	PITTCO INDUSTRIES	SWB-400 CUSTOM REVEAL WALL BASE
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE

FINISH PLAN KEY

- PT-1 A WALL FINISH
- CPT-1 A FLOOR FINISH

FINISH NOTES

- SEE ARCHITECTURAL GENERAL PROJECT NOTES FOR KEY TO FINISH CODES.
- COORDINATE EXTENT OF FLOOR AND WALL FINISHES WITH MILLWORK DRAWINGS.
- ALL GWB CEILINGS TO BE PAINTED PNT-1 U.N.O.
- COORDINATE FINISHES WITH INTERIOR DESIGN FINISH SCHEDULE

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FINISH PLAN

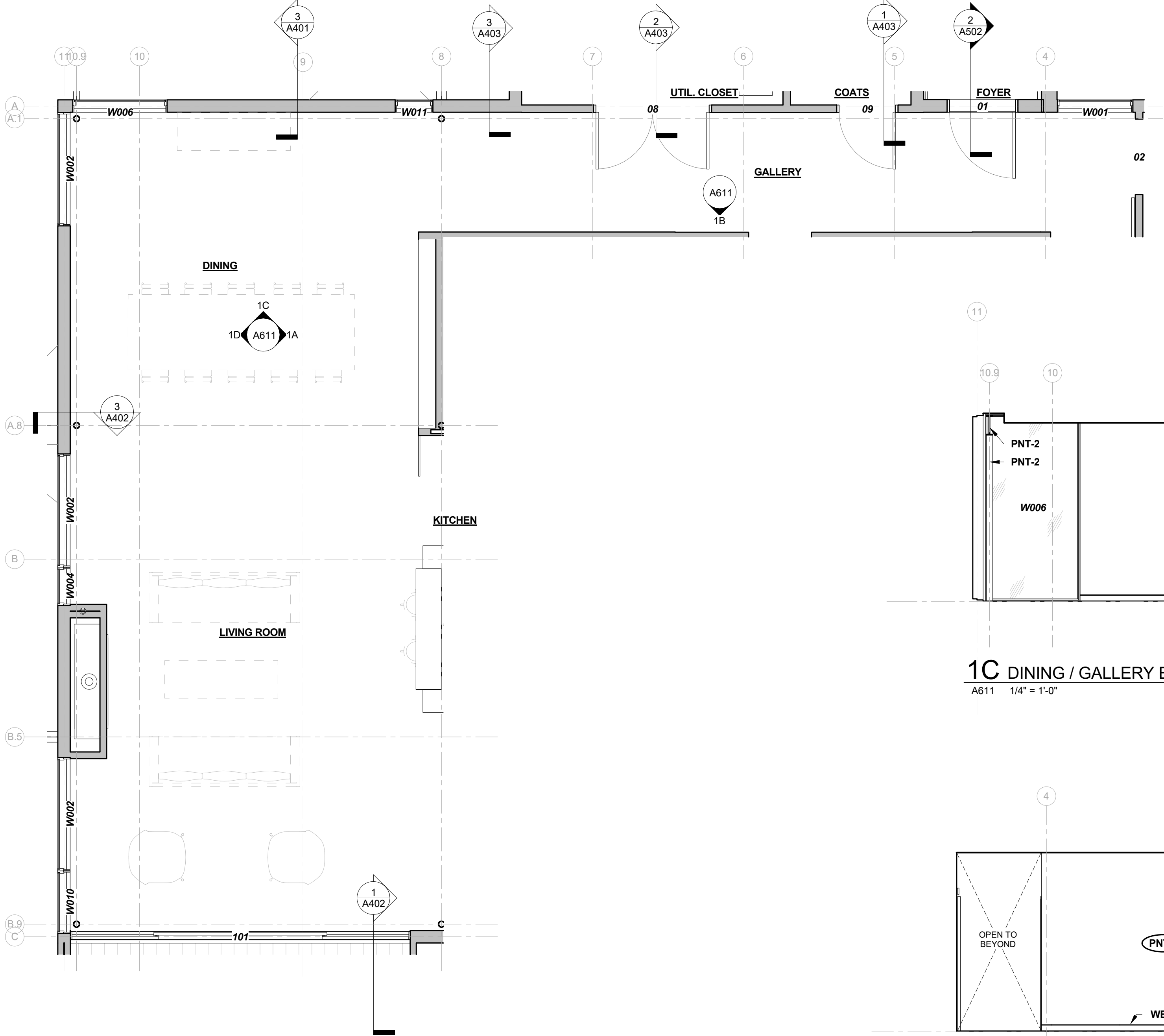
A601

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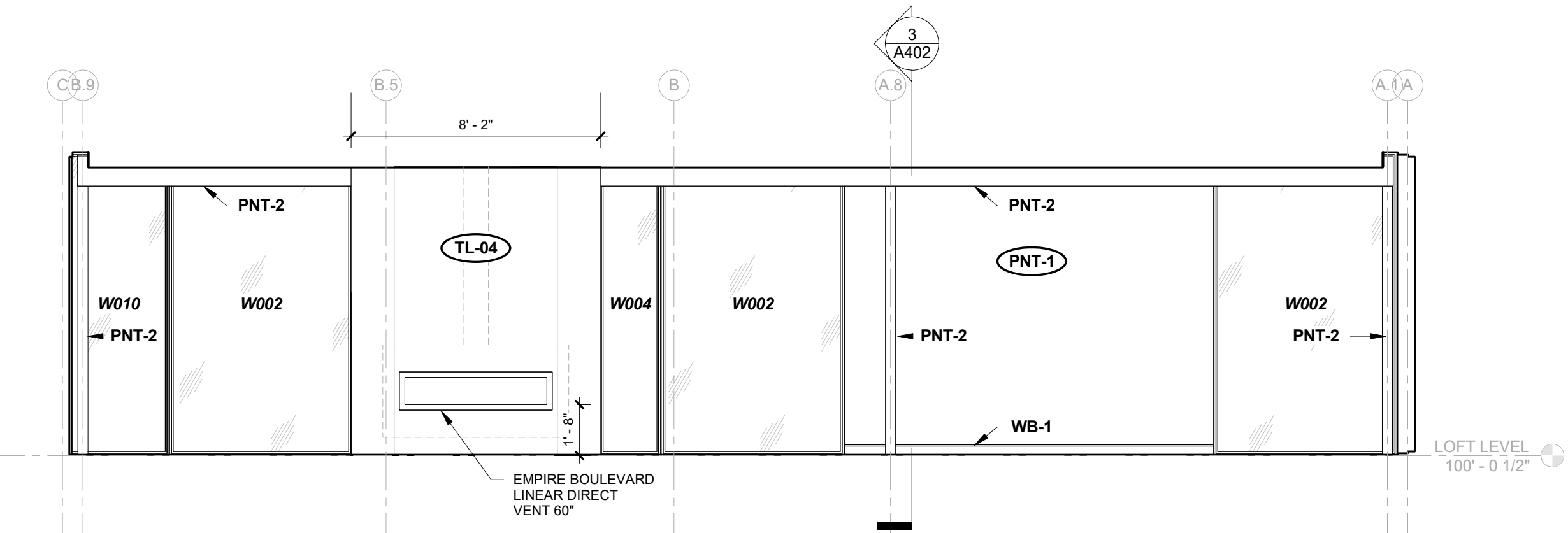


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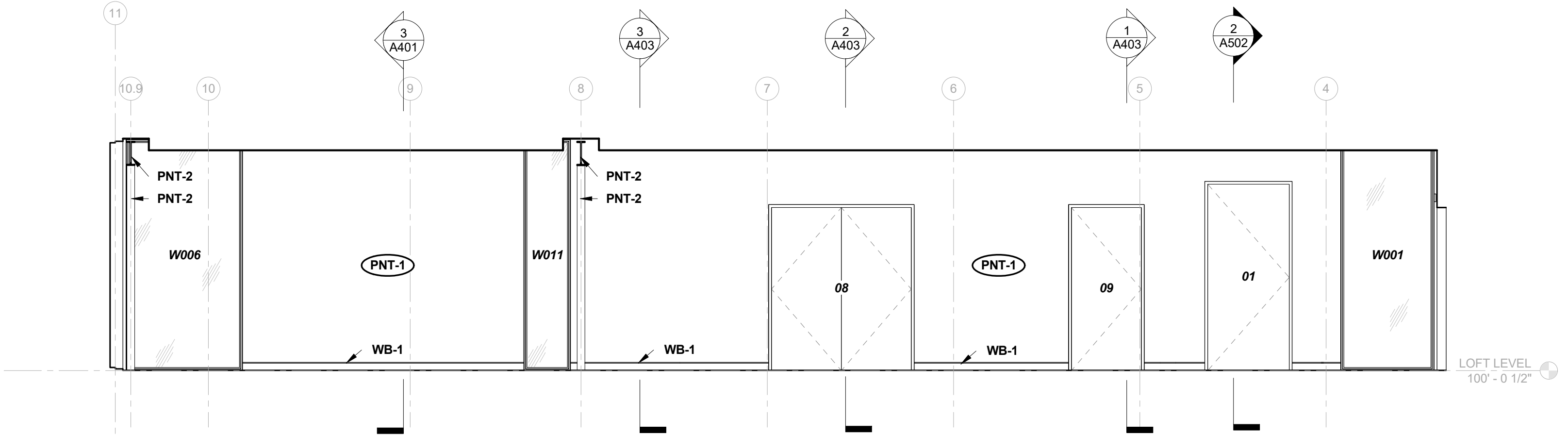
MATERIAL KEY - INTERIOR			
MARK	MATERIAL	MFG	DESCRIPTION
AW-01	DISPLAY MODEL KITCHEN ISLAND	BELLE KITCHEN	PREVIOUSLY PURCHASED
AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME
GL-03	LAMINATE	WILSONART	MASTER SHOWER GLASS
LAM-01	MIRROR W/ METAL CLIPS		17005K-57 MORRIS OAK
MIRROR-01	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT
PNT-1	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS
TL-01	LARGE FORMAT TILE	CASAMOOD	Art Neutral_00 Matte 757574 - 47-1/8" x 47-1/8"
TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK ART BASIC_02 GLOSSY 757593 120CM X 120CM
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47-1/8" x 47-1/8"
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 7/16"
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47-1/8" x 47-1/8"
WB-1	WALL BASE	PITTCO INDUSTRIES	SWB-400 CUSTOM REVEAL WALL BASE
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE



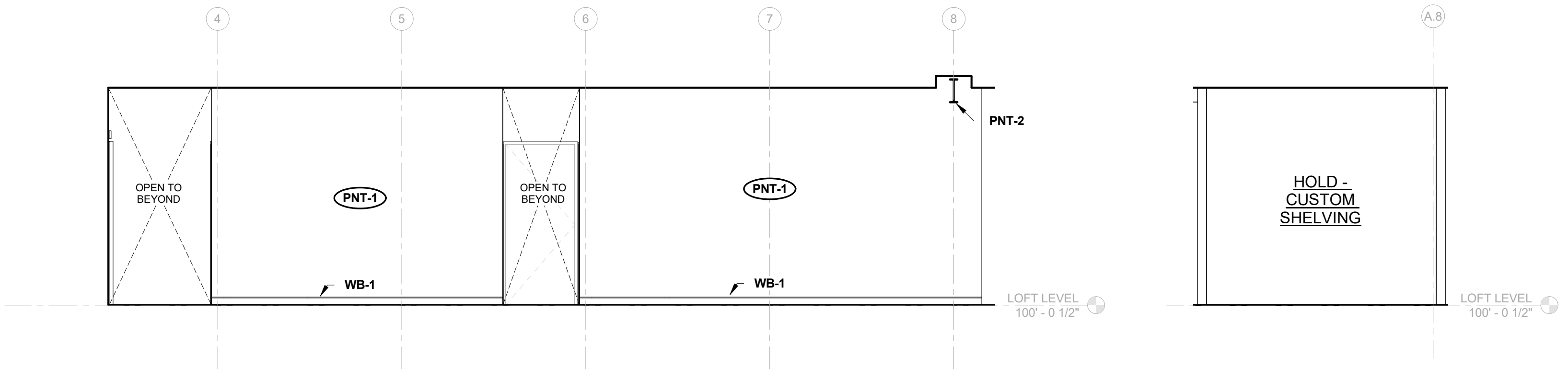
1 FLOOR PLAN - LIVING, DINING, GALLERY  
A611 1/4" = 1'-0"



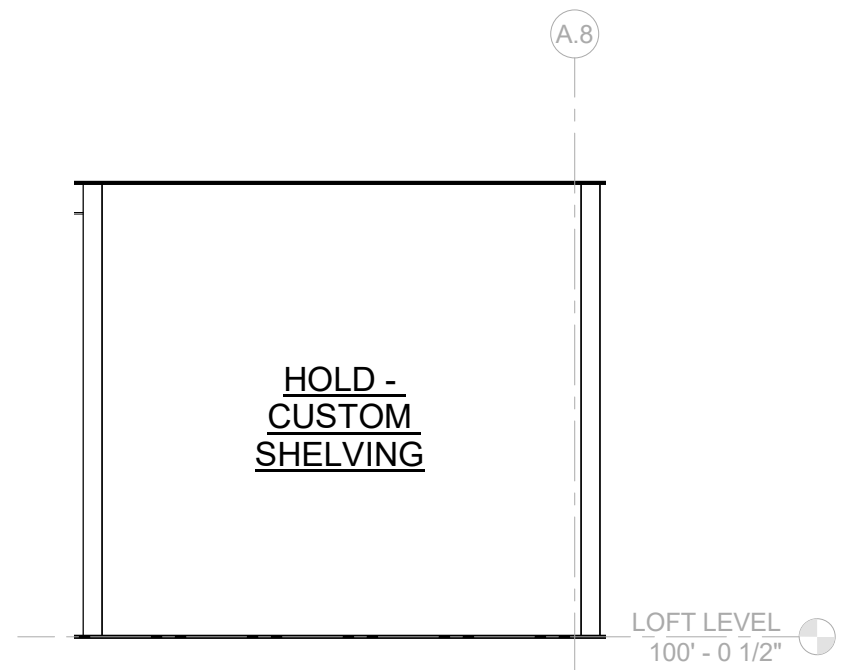
1D DINING / LIVING ELEVATION - D  
A611 1/4" = 1'-0"



1C DINING / GALLERY ELEVATION - C  
A611 1/4" = 1'-0"



1B GALLERY ELEVATION - B  
A611 1/4" = 1'-0"



1A DINING ELEVATION - A  
A611 1/4" = 1'-0"

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INTERIOR ELEVATIONS  
- LIVING & DINING  
ROOM

A611

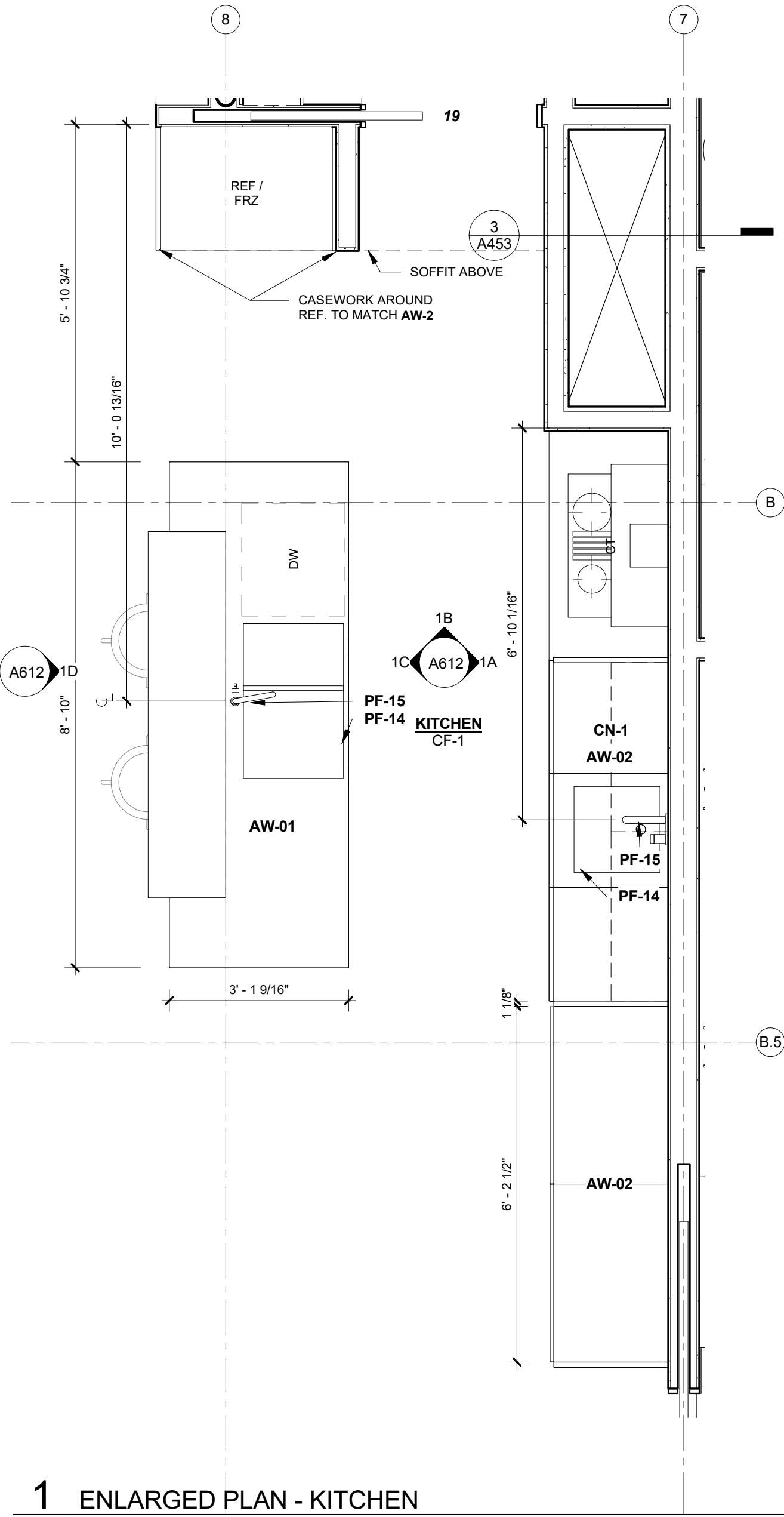
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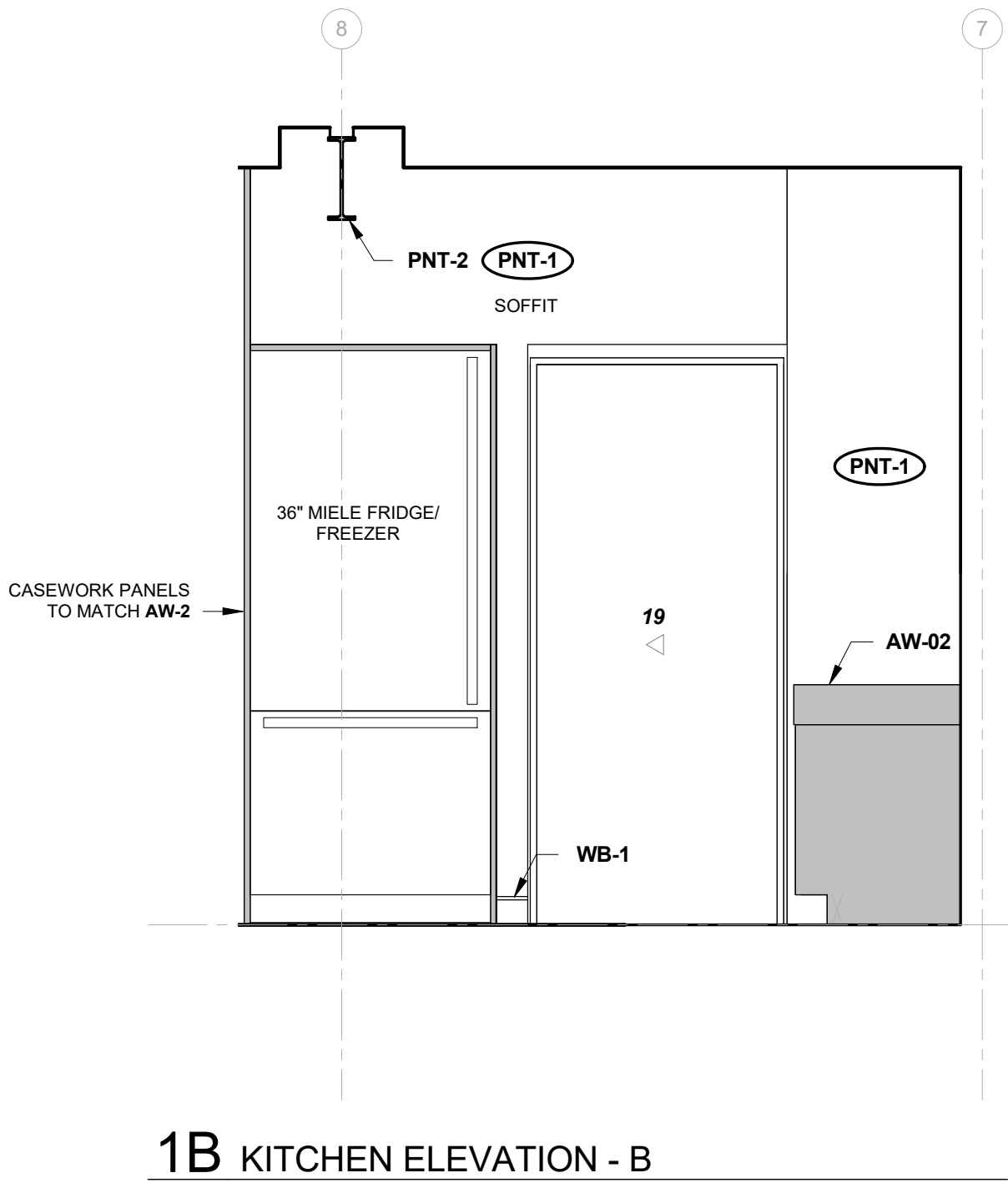
MATERIAL KEY - INTERIOR			
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AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME
GL-03			MASTER SHOWER GLASS
LAM-01	LAMINATE	WILSONART	17005K-57 MORRIS OAK
MIRROR-01	MIRROR W/ METAL CLIPS		
PNT-1	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT
PNT-2	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS
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TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK: ART BASIC_02 GLOSSY 757593 120CM X 120CM
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47'-1/8" x 47'-1/8"
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 7/16"
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47'-1/8" x 47'-1/8"
WB-1	WALL BASE	PITTCON INDUSTRIES	SWB-400 CUSTOM REVEAL WALL BASE
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE

PLUMBING FIXTURE SCHEDULE			
MARK	DESCRIPTION	MFG	COMMENTS
PF-01	POWDER ROOM SINK	LACAVA	SEE INTERIORS PLUMBING SCHEDULE.
PF-02	POWDER ROOM FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE.
PF-03	ONE-PIECE TOILET	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-04	GUEST BATH SINK	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-05	GUEST BATH FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE.
PF-06	GUEST BATH SHOWER HEAD	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-07	GUEST BATH SHOWER VALVE TRIM	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-08	MASTER BATH FAUCET	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE.
PF-09	Veil Intelligent skirted one-piece elongated dual-flush toilet	Kohler	SEE INTERIORS PLUMBING SCHEDULE.
PF-10	MASTER BATH SHOWER HEAD (WALL MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-11	MASTER BATH RAIN HEAD (CEILING MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-12	MASTER BATH SHOWER VALVE TRIM	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE.
PF-13	PANTRY FAUCET	HOME REFINEMENTS	SEE INTERIORS PLUMBING SCHEDULE.
PF-14	KITCHEN SINK		SEE INTERIORS PLUMBING SCHEDULE.
PF-15	KITCHEN FAUCET		SEE INTERIORS PLUMBING SCHEDULE.
PF-16	LAUNDRY SINK	BLANCO	SEE INTERIORS PLUMBING SCHEDULE.
PF-17	LAUNDRY FAUCET	MOEN	SEE INTERIORS PLUMBING SCHEDULE.
PF-18	GUEST BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER
PF-19	MASTER BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER



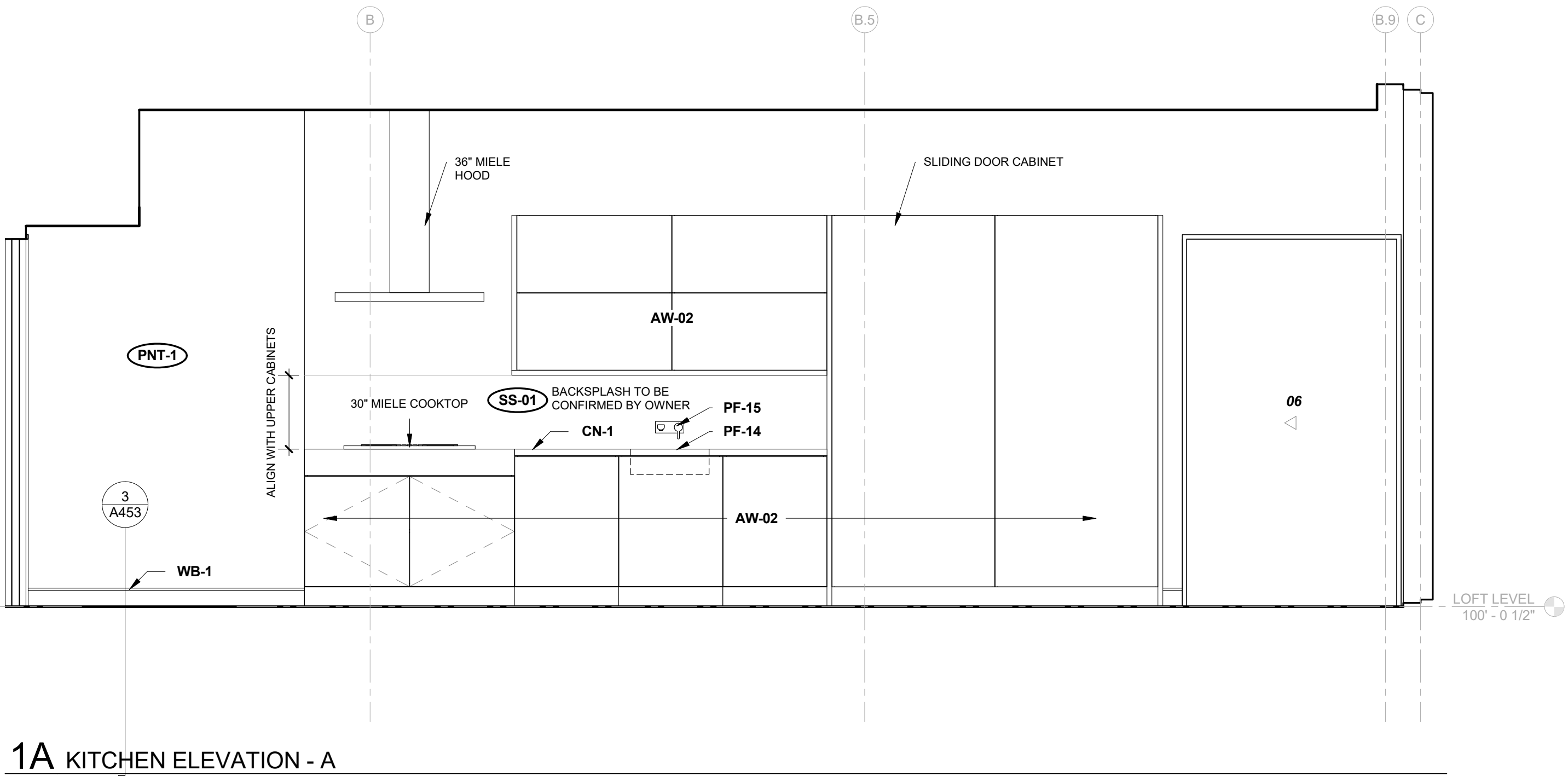
1 ENLARGED PLAN - KITCHEN

A612 1/2" = 1'-0"



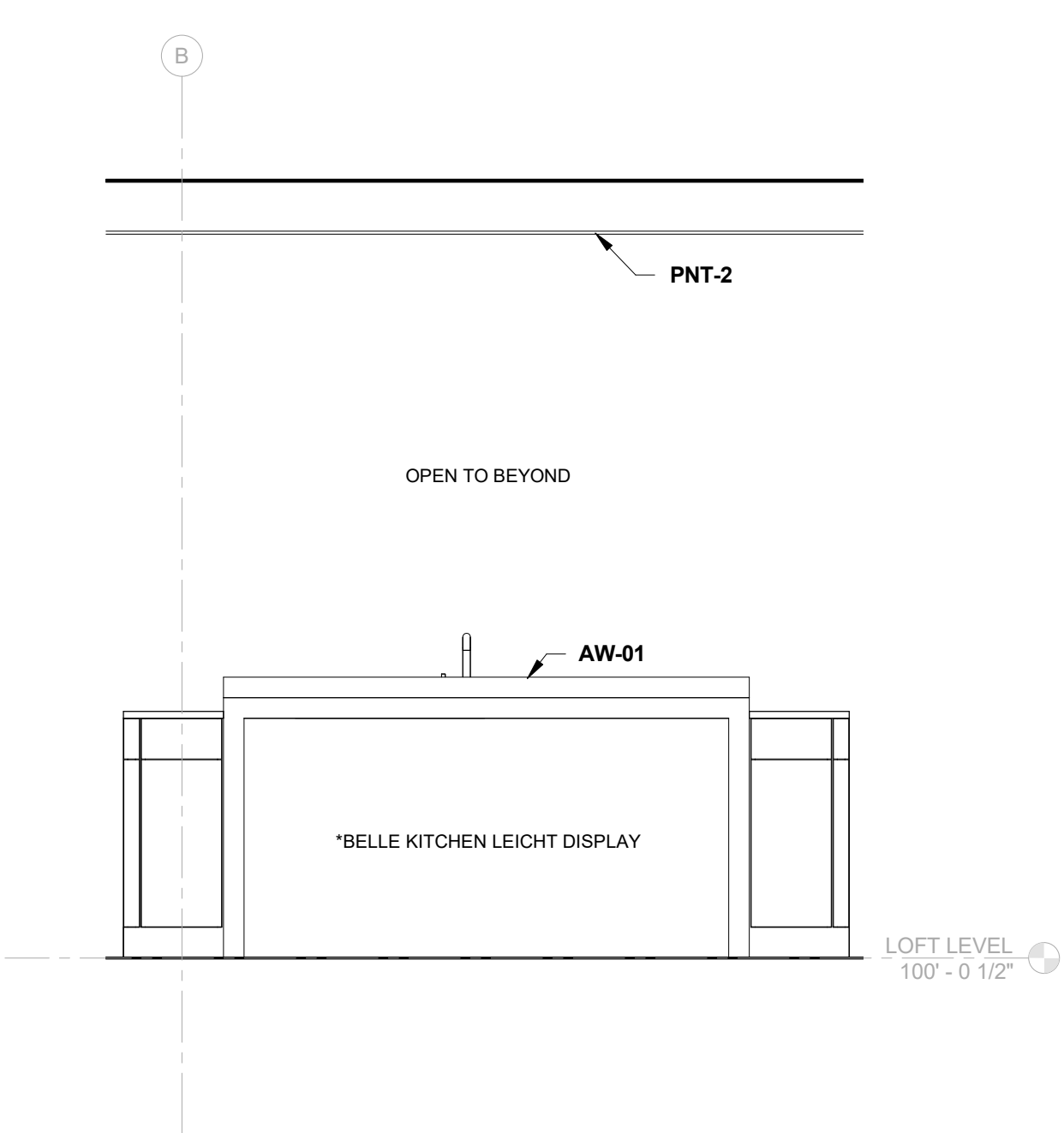
1B KITCHEN ELEVATION - B

A612 1/2" = 1'-0"



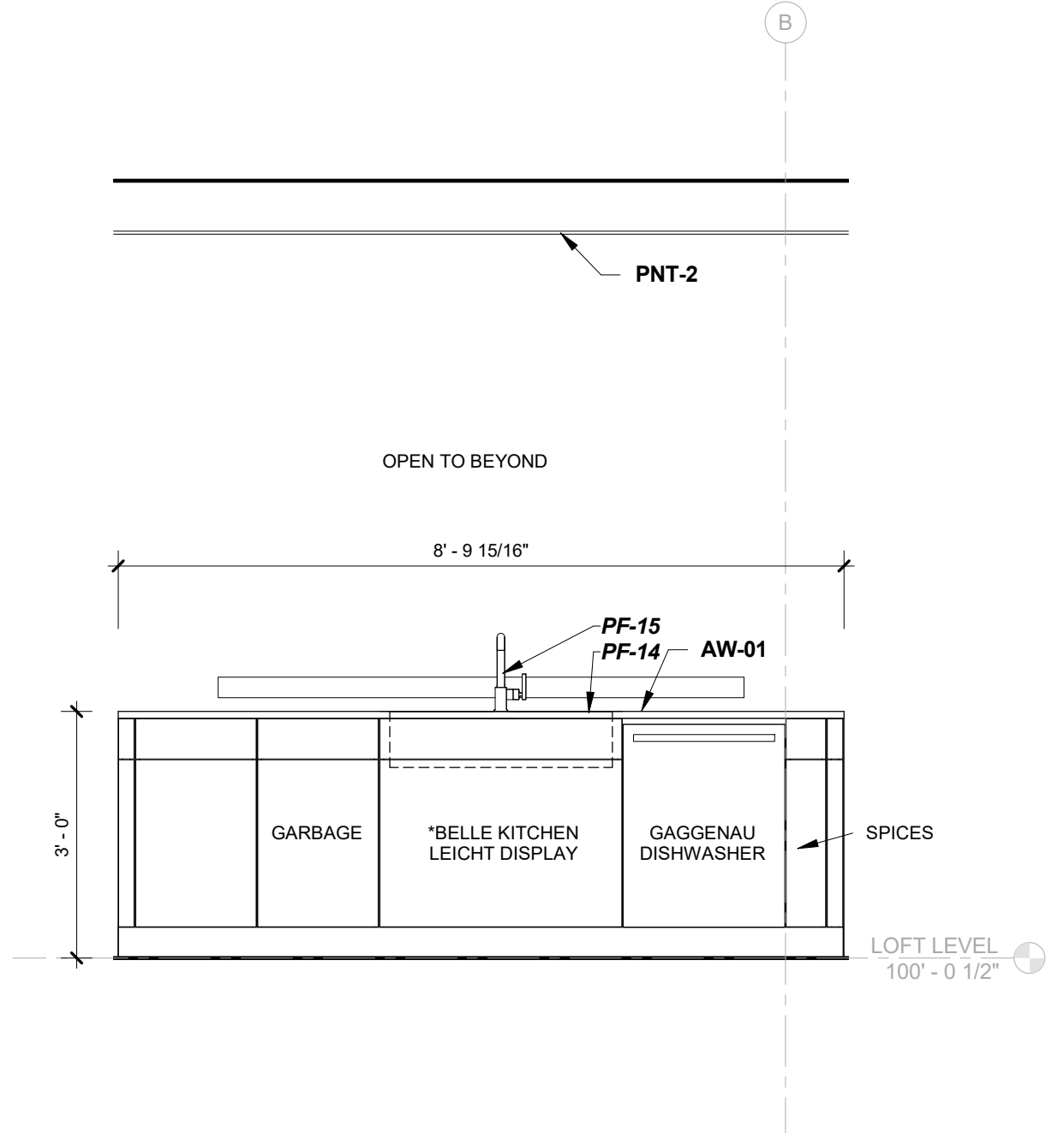
1A KITCHEN ELEVATION - A

A612 1/2" = 1'-0"



1D KITCHEN ISLAND ELEVATION - D

A612 1/2" = 1'-0"



1C KITCHEN ISLAND ELEVATION - C

A612 1/2" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

## CHRISTIAN DEAN ARCHITECTURE

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612.827.7825

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**PRINT NAME:** Christian Dean, AIA

**SIGNATURE:**   
**LICENSE NO.:** 44768

**Issue / Revision Schedule**

NO.	DESCRIPTION	DATE
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INTERIOR ELEVATIONS  
- KITCHEN

A612

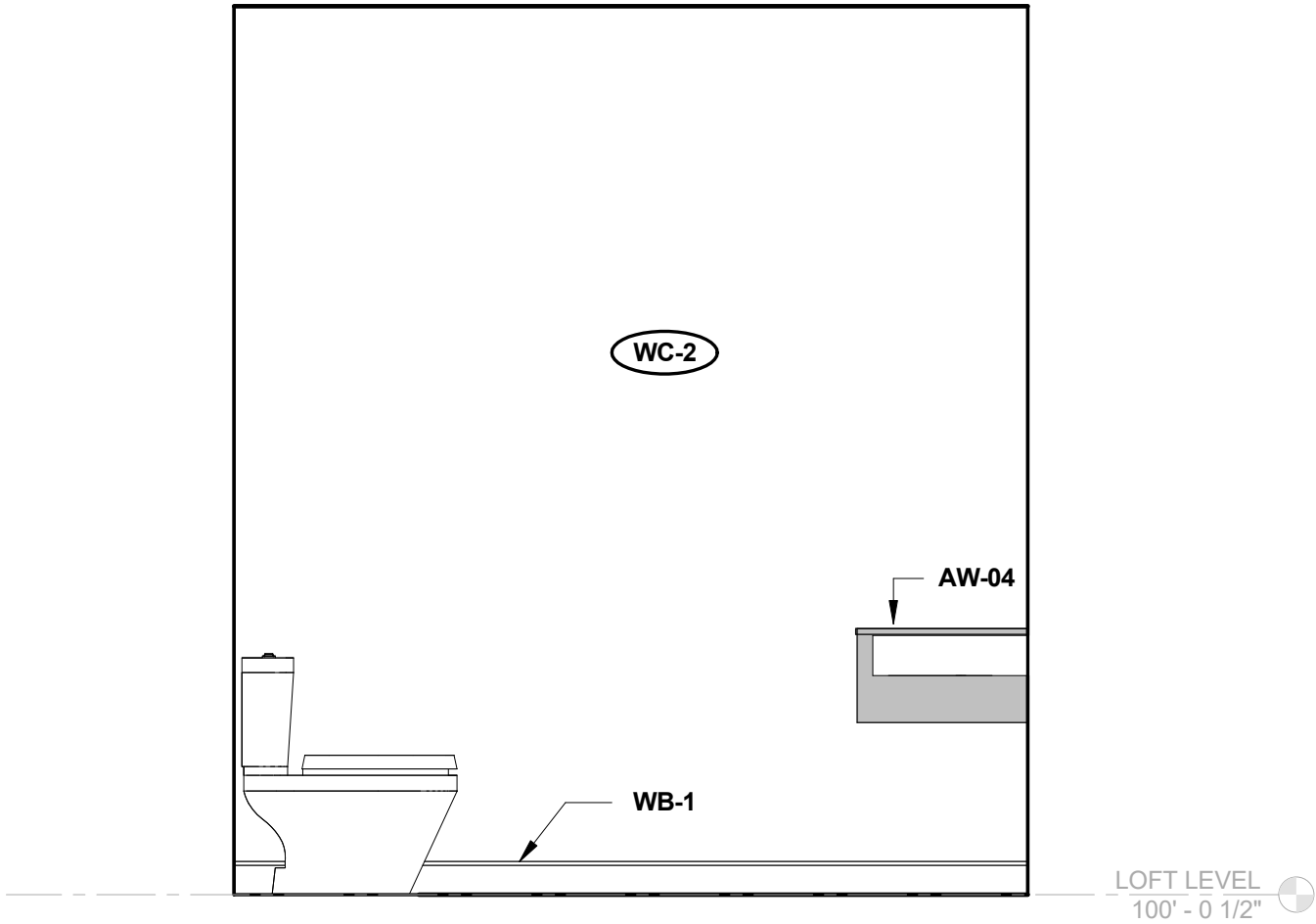
COMPILED CONSTRUCTION SET 27 DECEMBER 2018



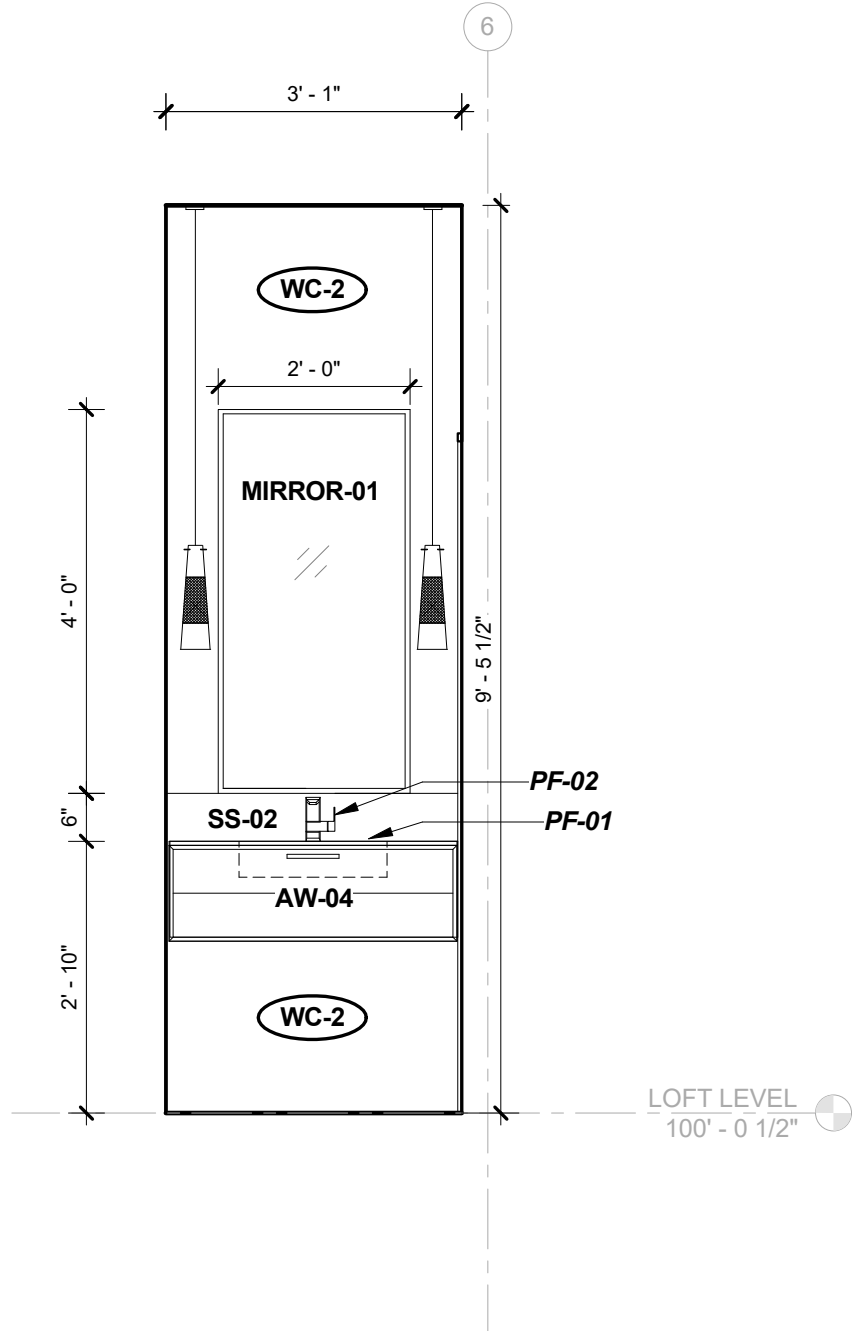
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PLUMBING FIXTURE SCHEDULE			
MARK	DESCRIPTION	MFG	COMMENTS
PF-01	POWDER ROOM SINK	LACAVA	SEE INTERIORS PLUMBING SCHEDULE
PF-02	POWDER ROOM FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE
PF-03	ONE-PIECE TOILET	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-04	GUEST BATH SINK	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-05	GUEST BATH FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE
PF-06	GUEST BATH SHOWER HEAD	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-07	GUEST BATH SHOWER VALVE TRIM	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-08	MASTER BATH FAUCET	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE
PF-09	Veil Intelligent skirted one-piece elongated dual-flush toilet	Kohler	SEE INTERIORS PLUMBING SCHEDULE
PF-10	MASTER BATH SHOWER HEAD (WALL MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-11	MASTER BATH RAIN HEAD (CEILING MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-12	MASTER BATH SHOWER VALVE TRIM	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE
PF-13	PANTRY FAUCET	HOME REFINEMENTS	SEE INTERIORS PLUMBING SCHEDULE
PF-14	KITCHEN SINK		SEE INTERIORS PLUMBING SCHEDULE
PF-15	KITCHEN FAUCET		SEE INTERIORS PLUMBING SCHEDULE
PF-16	LAUNDRY SINK	BLANCO	SEE INTERIORS PLUMBING SCHEDULE
PF-17	LAUNDRY FAUCET	MOEN	SEE INTERIORS PLUMBING SCHEDULE
PF-18	GUEST BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER
PF-19	MASTER BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER

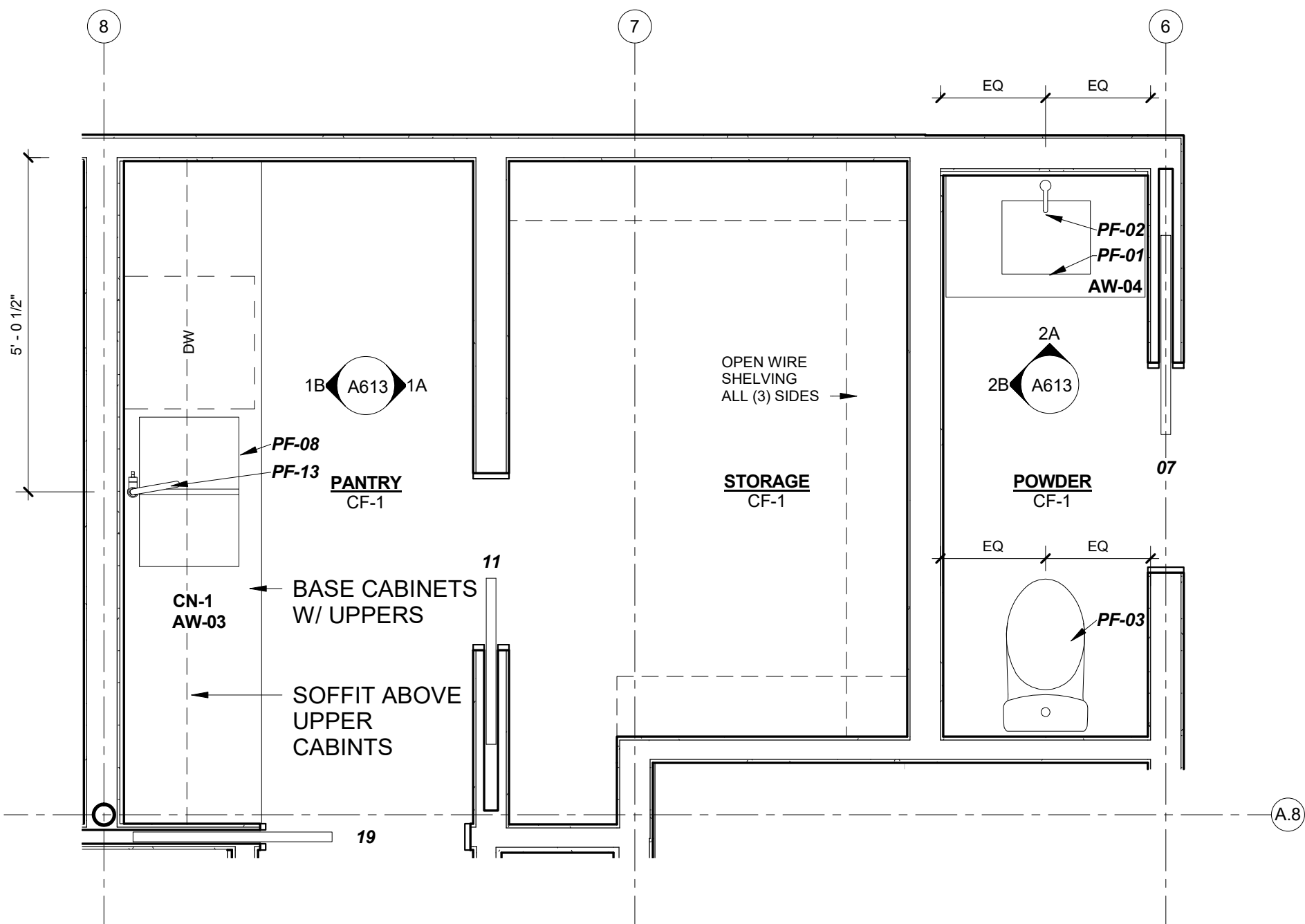
MATERIAL KEY - INTERIOR			
MARK	MATERIAL	MFG	DESCRIPTION
AW-01	DISPLAY MODEL KITCHEN ISLAND	BELLE KITCHEN	PREVIOUSLY PURCHASED
AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME
GL-03			MASTER SHOWER GLASS
LAM-01	LAMINATE	WILSONART	17005K-57 MORRIS OAK
MIRROR-01	MIRROR W/ METAL CLIPS		
PNT-1	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT
PNT-2	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS
TL-01	LARGE FORMAT TILE	CASAMOOD	Art Neutral_00 Matte 757574 - 47-1/8" x 47-1/8"
TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK: ART BASIC_02 GLOSSY 757593 120CM X 120CM
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47-1/8" x 47-1/8"
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 7/16"
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47-1/8" x 47-1/8"
WB-1	WALL BASE	PITTCO INDUSTRIES	SWB-400 CUSTOM REVEAL WALL BASE
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE



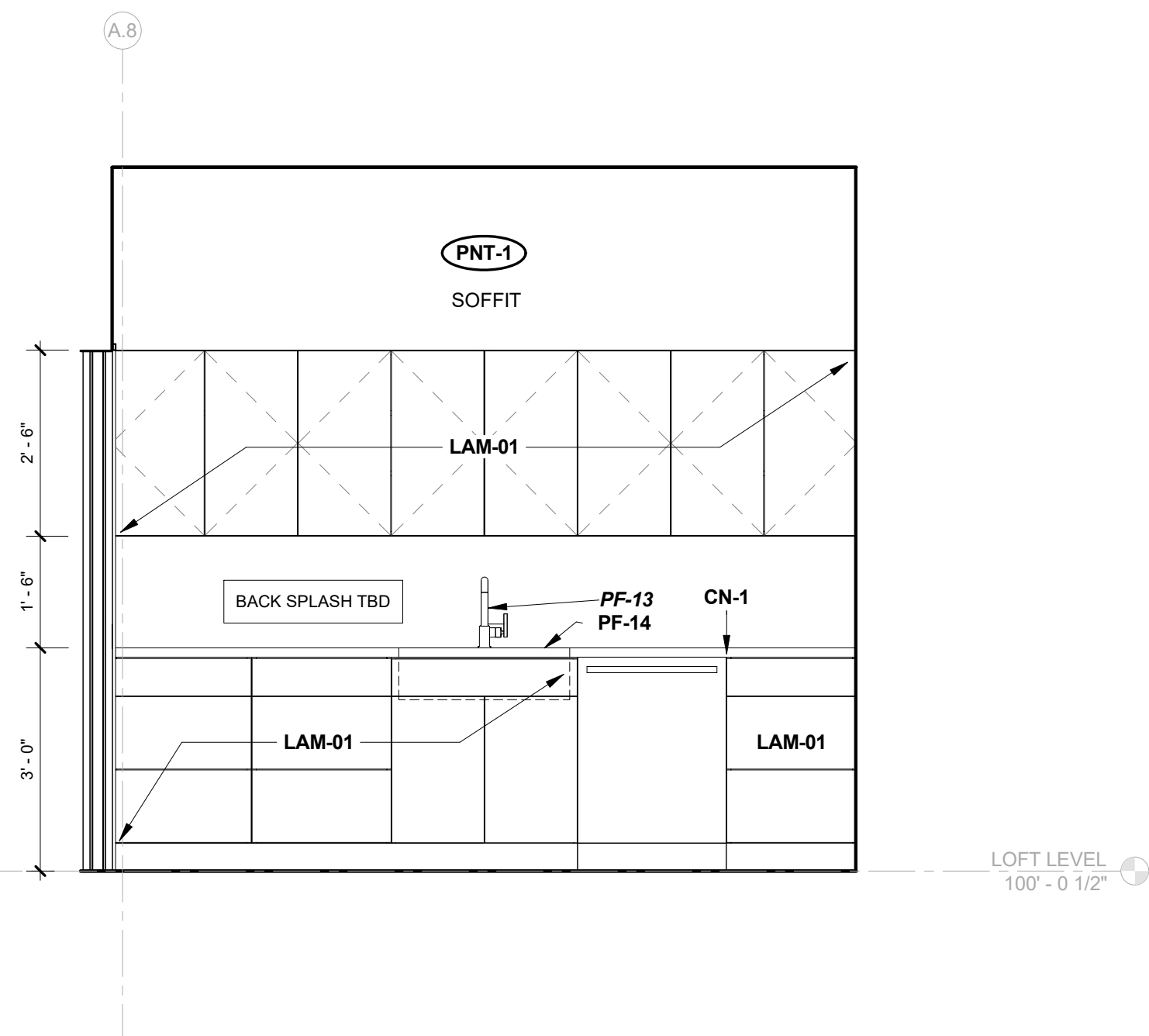
2B POWDER ROOM ELEVATION - B  
A613 1/2" = 1'-0"



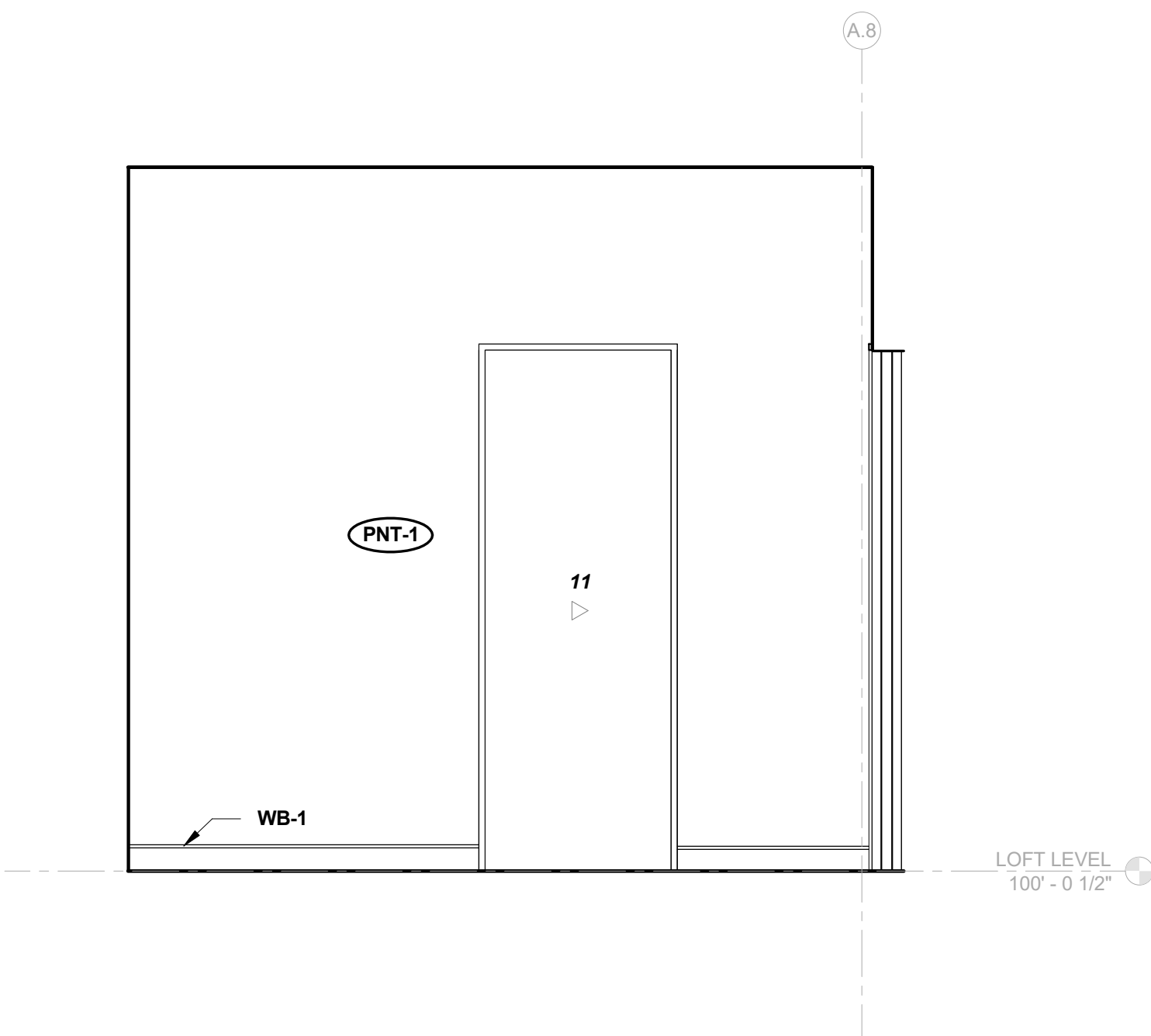
2A POWDER ROOM ELEVATION - A  
A613 1/2" = 1'-0"



1 ENLARGED PLAN - PANTRY, STORAGE & POWDER ROOM  
A613 1/2" = 1'-0"



1B PANTRY ELEVATION - B  
A613 1/2" = 1'-0"



1A PANTRY ELEVATION - A  
A613 1/2" = 1'-0"

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PRINT NAME: Christian Dean, AIA

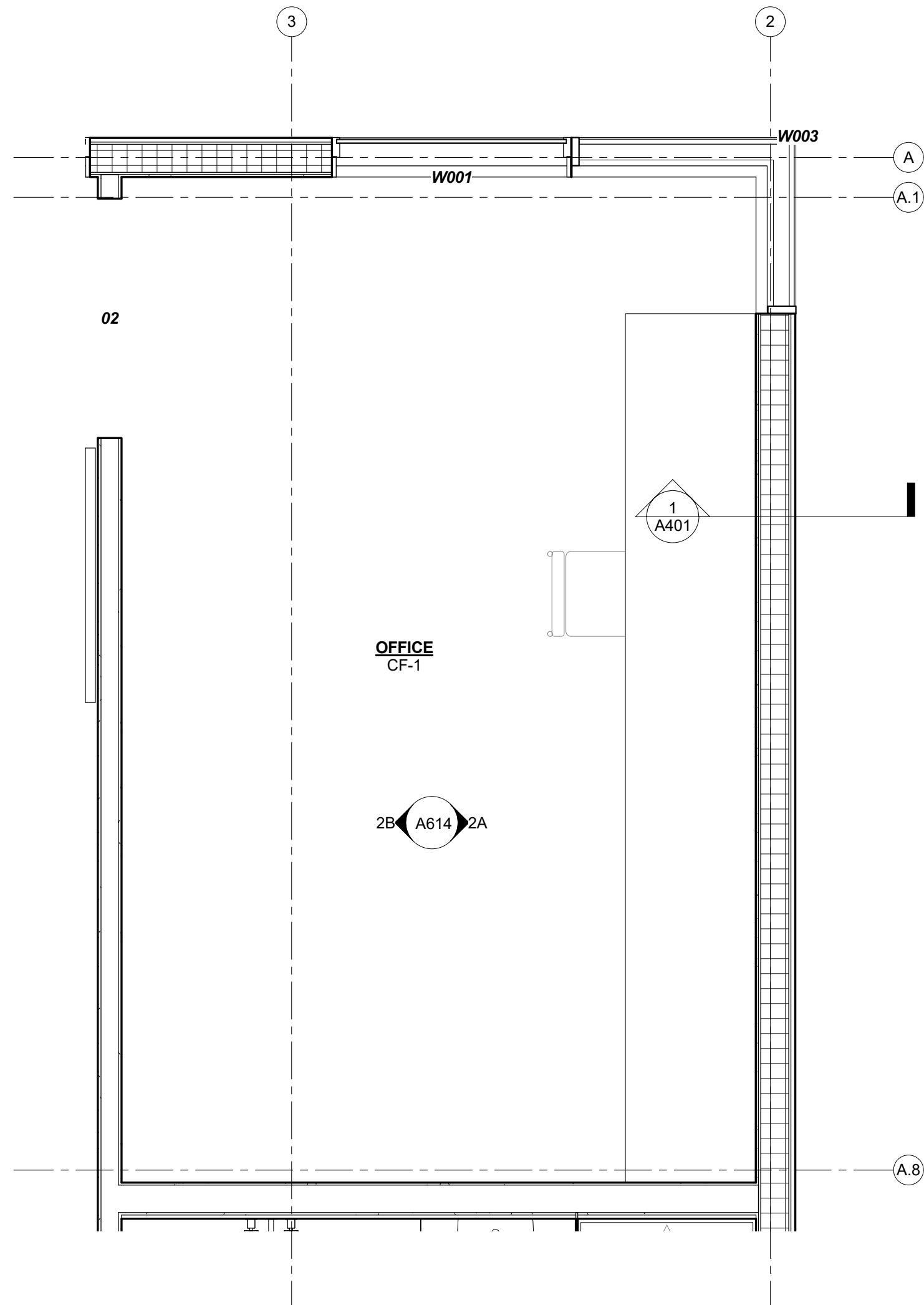
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LICENSE NO.: 44768

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INTERIOR ELEVATIONS  
- PANTRY - POWDER  
ROOM

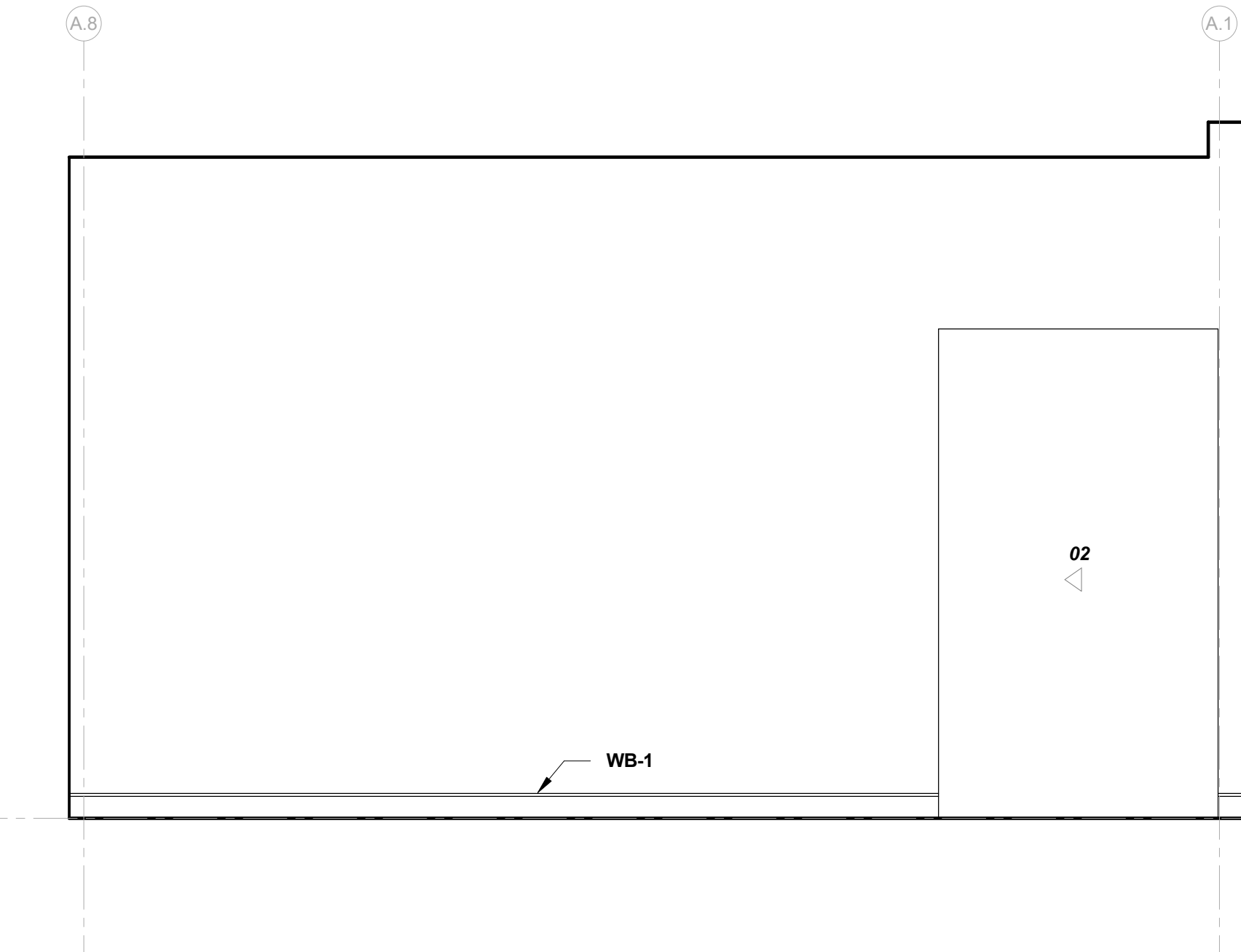
A613



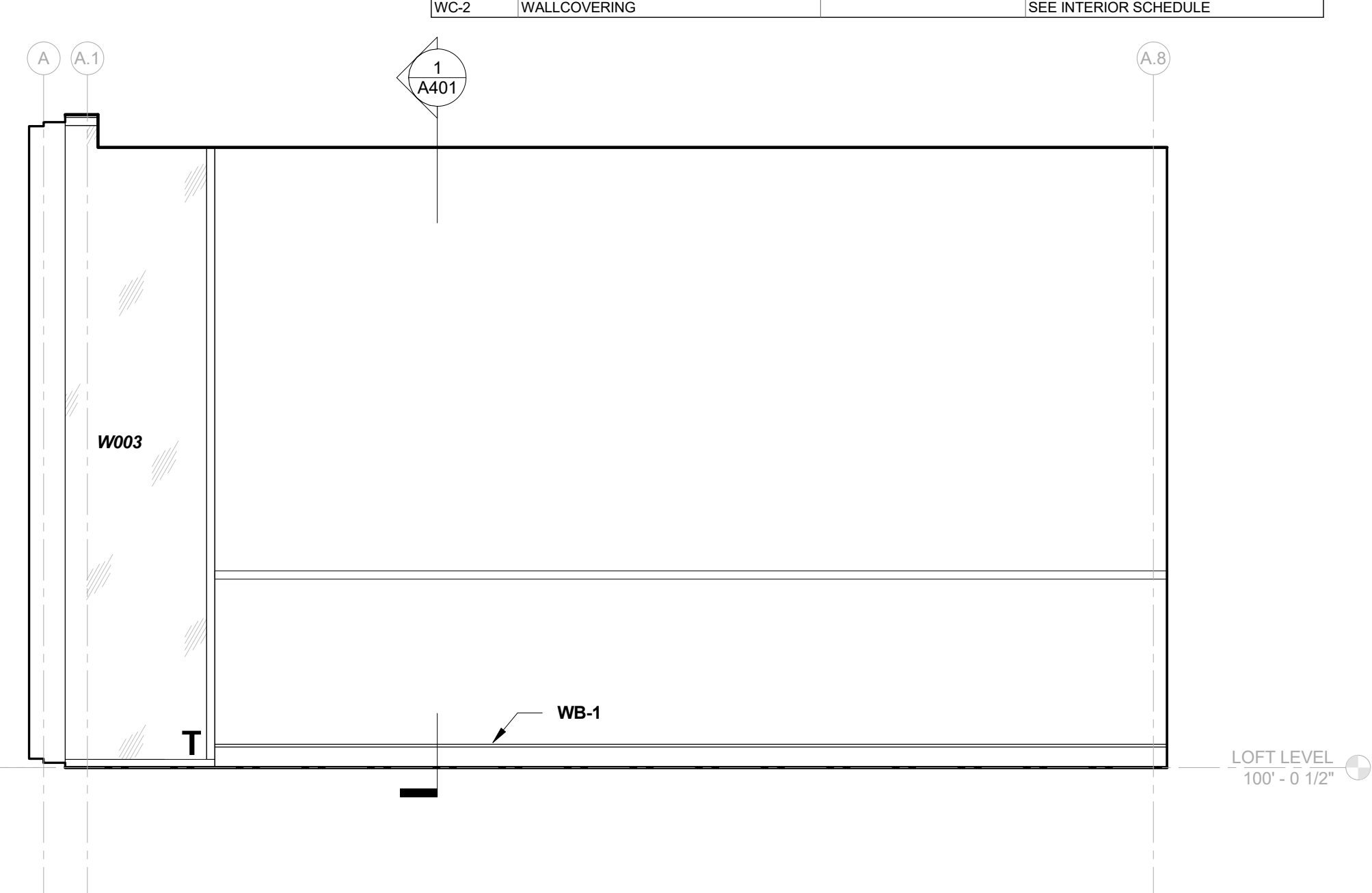
A614  $1/2" = 1'-0"$

PLUMBING FIXTURE SCHEDULE			
MARK	DESCRIPTION	MFG	COMMENTS
PF-01	POWDER ROOM SINK	LACAVA	SEE INTERIORS PLUMBING SCHEDULE
PF-02	POWDER ROOM FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE
PF-03	ONE-PIECE TOILET	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-04	GUEST BATH SINK	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-05	GUEST BATH FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE
PF-06	GUEST BATH SHOWER HEAD	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-07	GUEST BATH SHOWER VALVE TRIM	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-08	MASTER BATH FAUCET	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE
PF-09	Vel Intelligent skirted one-piece elongated dual-flush toilet	Kohler	SEE INTERIORS PLUMBING SCHEDULE
PF-10	MASTER BATH SHOWER HEAD (WALL MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-11	MASTER BATH RAIN HEAD (CEILING MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-12	MASTER BATH SHOWER VALVE TRIM	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE
PF-13	PANTRY FAUCET	HOME REFINEMENTS	SEE INTERIORS PLUMBING SCHEDULE
PF-14	KITCHEN SINK		SEE INTERIORS PLUMBING SCHEDULE
PF-15	KITCHEN FAUCET		SEE INTERIORS PLUMBING SCHEDULE
PF-16	LAUNDRY SINK	BLANCO	SEE INTERIORS PLUMBING SCHEDULE
PF-17	LAUNDRY FAUCET	MOEN	SEE INTERIORS PLUMBING SCHEDULE
PF-18	GUEST BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER
PF-19	MASTER BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER

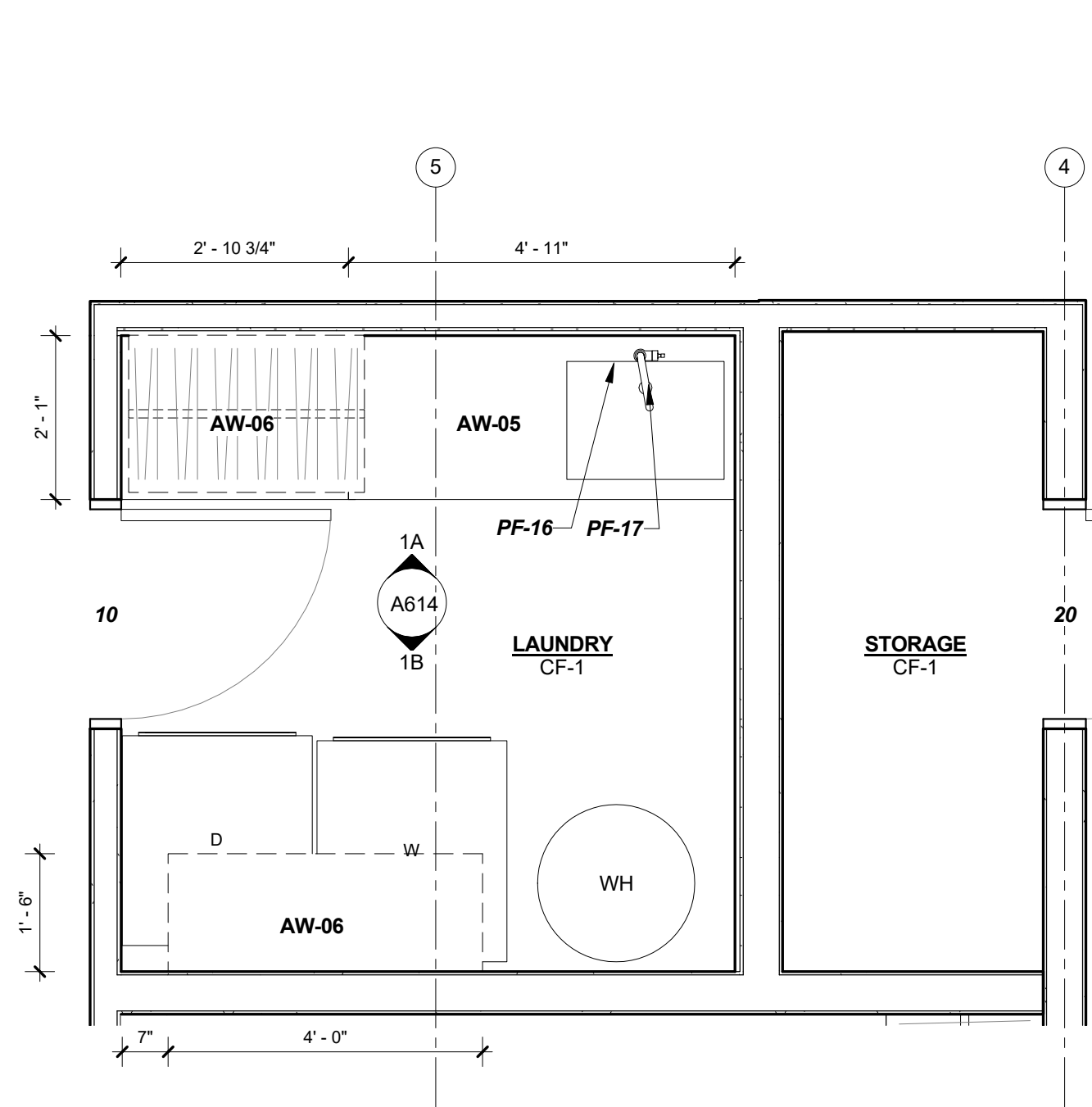
MATERIAL KEY - INTERIOR				
MARK	MATERIAL	MFG	DESCRIPTION	
AW-01	DISPLAY MODEL KITCHEN ISLAND	BELLE KITCHEN	PREVIOUSLY PURCHASED	
AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED	
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE	
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE	
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE	
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE	
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE	
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE	
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE	
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME	
GL-03			MASTER SHOWER GLASS	
LAA-01	LAMINATE	WILSONART	1700SX-57 MORRIS OAK	
MIRROR-01	MIRROR W/ METAL CLIPS			
PNT-1	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT	
PNT-2	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT	
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME	
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS	
TL-01	LARGE FORMAT TILE	CASAMOOD	Art Neutral_00 Matte 757574 - 47'-18" x 47'-18"	
TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK: ART BASIC_02 GLOSSY 757593 120CM X 120CM	
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47'-18" x 47'-18"	
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 716"	
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47'-18" x 47'-18"	
WB-1	WALL BASE	PITTCOM INDUSTRIES	SWB-600 CUSTOM REVEAL WALL BASE	
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE	
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE	



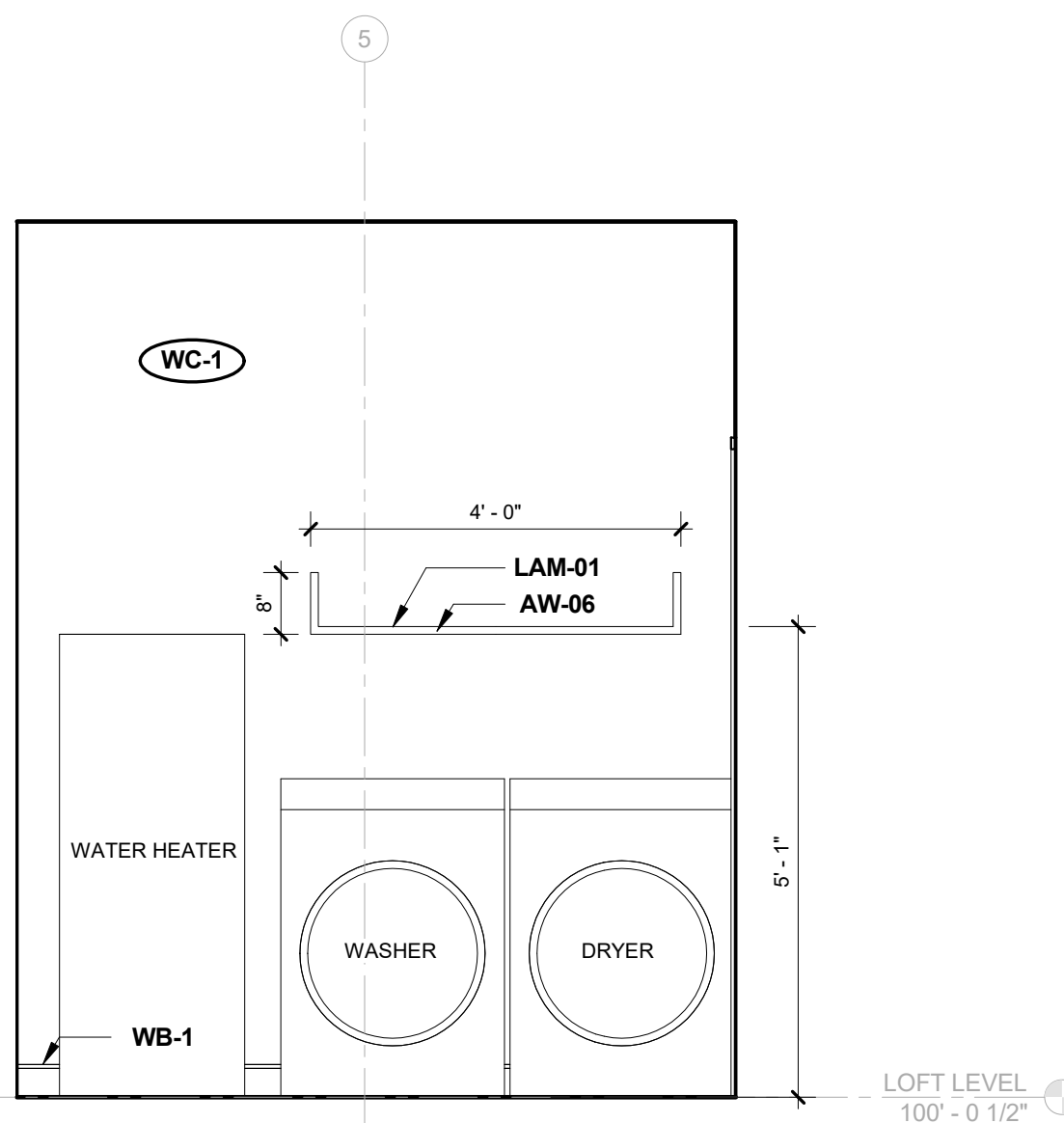
A614  $1/2'' = 1'-0''$



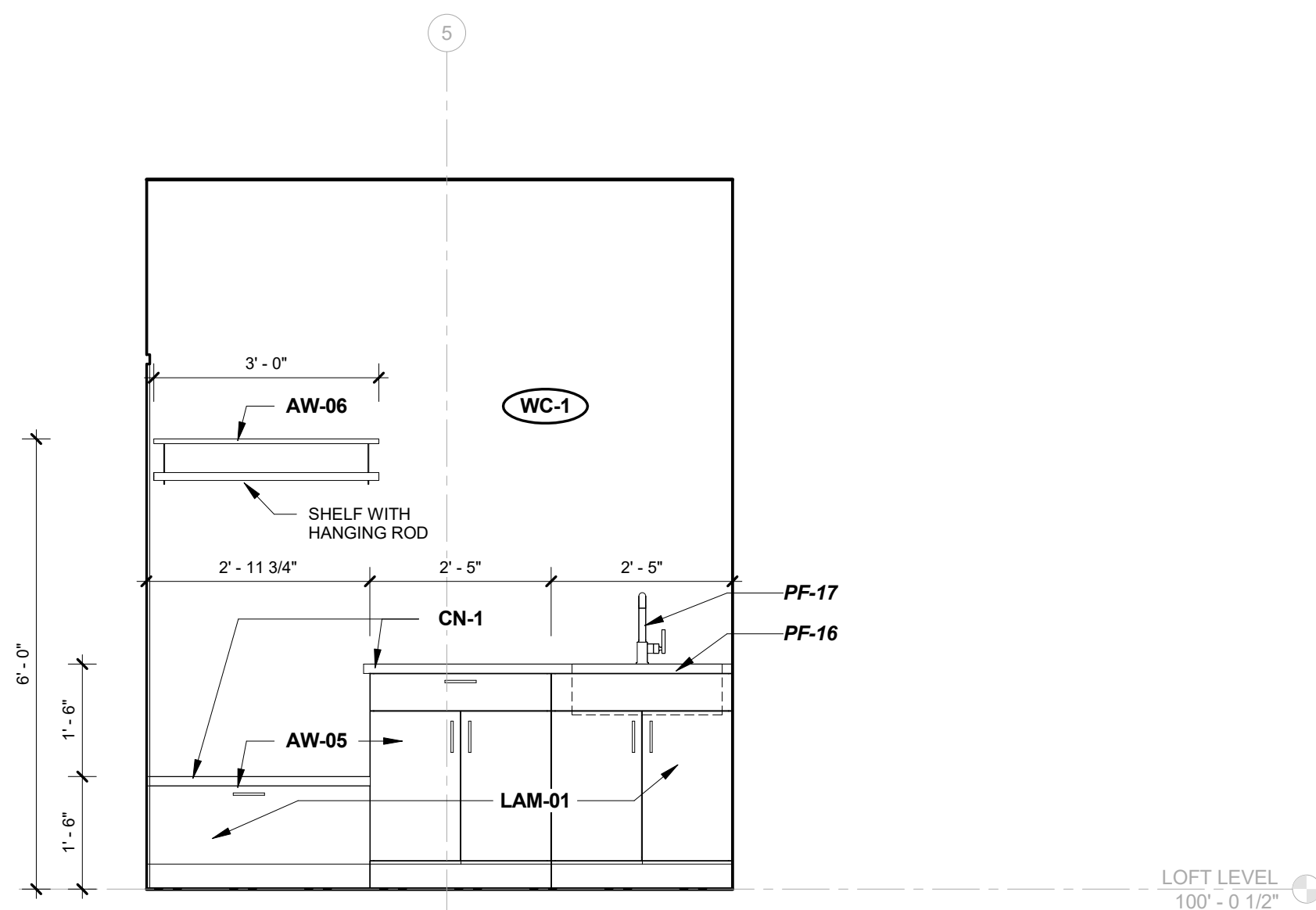
A614  $1/2" = 1'-0"$



A614 1/2" = 1'-0"



A614  $1/2'' = 1'-0''$



A614 1/2" = 1'-0"

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SIGNATURE:   
 LICENSE NO.: 44768

Issue / Revision Schedule		
NO.	DESCRIPTION	DATE

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## INTERIOR ELEVATIONS - LAUNDRY - OFFICE

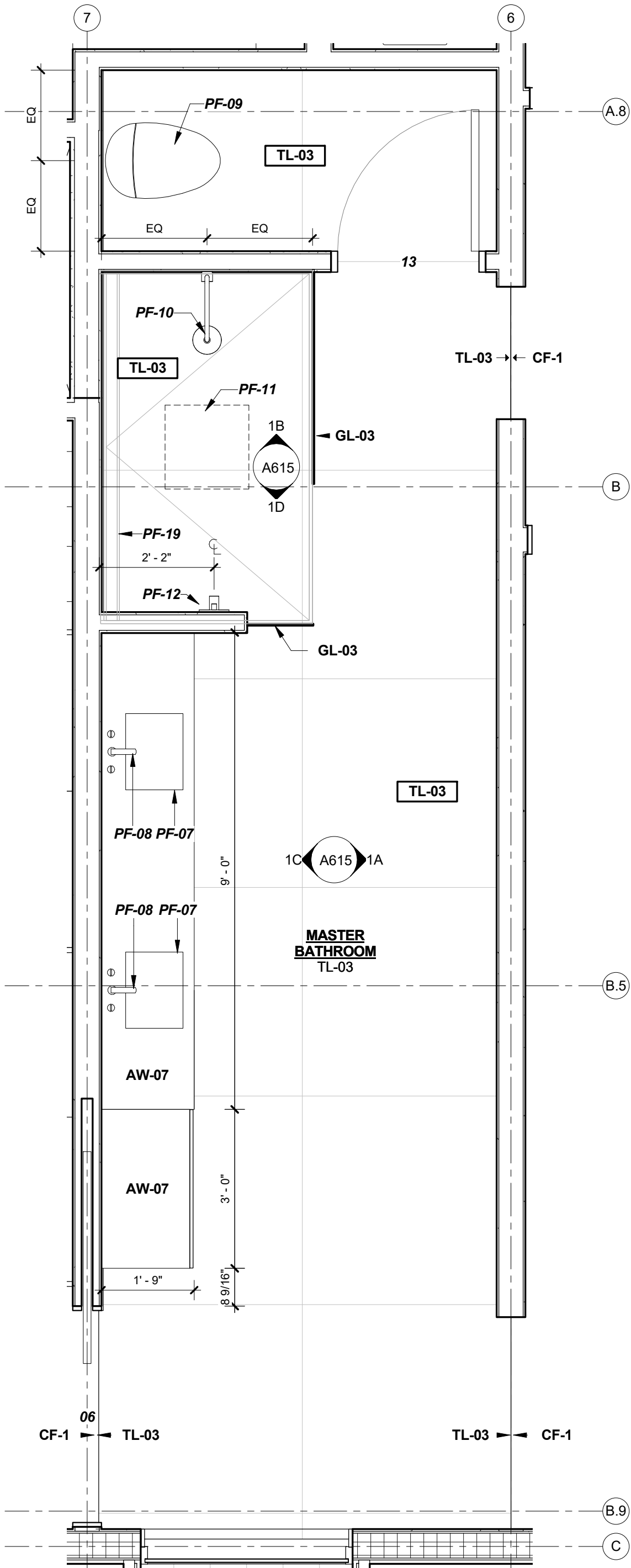
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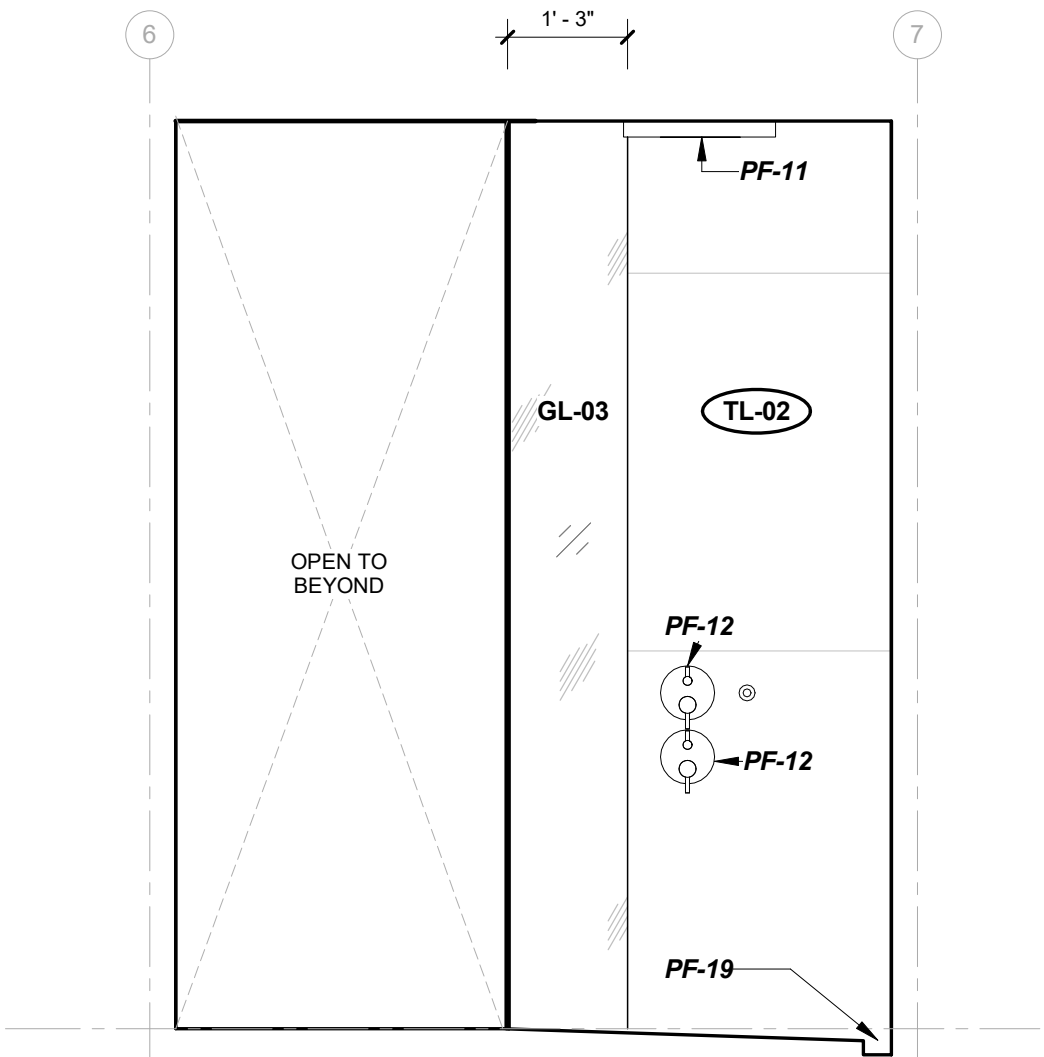
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PLUMBING FIXTURE SCHEDULE			
MARK	DESCRIPTION	MFG	COMMENTS
PF-01	POWDER ROOM SINK	LACAVA	SEE INTERIORS PLUMBING SCHEDULE.
PF-02	POWDER ROOM FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE.
PF-03	ONE-PIECE TOILET	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-04	GUEST BATH SINK	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-05	GUEST BATH FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE.
PF-06	GUEST BATH SHOWER HEAD	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-07	GUEST BATH SHOWER VALVE TRIM	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-08	MASTER BATH FAUCET	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE.
PF-09	Veil Intelligent skirted one-piece elongated dual-flush toilet	Kohler	SEE INTERIORS PLUMBING SCHEDULE.
PF-10	MASTER BATH SHOWER HEAD (WALL MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-11	MASTER BATH RAIN HEAD (CEILING MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE.
PF-12	MASTER BATH SHOWER VALVE TRIM	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE.
PF-13	PANTRY FAUCET	HOME REFINEMENTS	SEE INTERIORS PLUMBING SCHEDULE.
PF-14	KITCHEN SINK		SEE INTERIORS PLUMBING SCHEDULE.
PF-15	KITCHEN FAUCET		SEE INTERIORS PLUMBING SCHEDULE.
PF-16	LAUNDRY SINK	BLANCO	SEE INTERIORS PLUMBING SCHEDULE.
PF-17	LAUNDRY FAUCET	MOEN	SEE INTERIORS PLUMBING SCHEDULE.
PF-18	GUEST BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER
PF-19	MASTER BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER

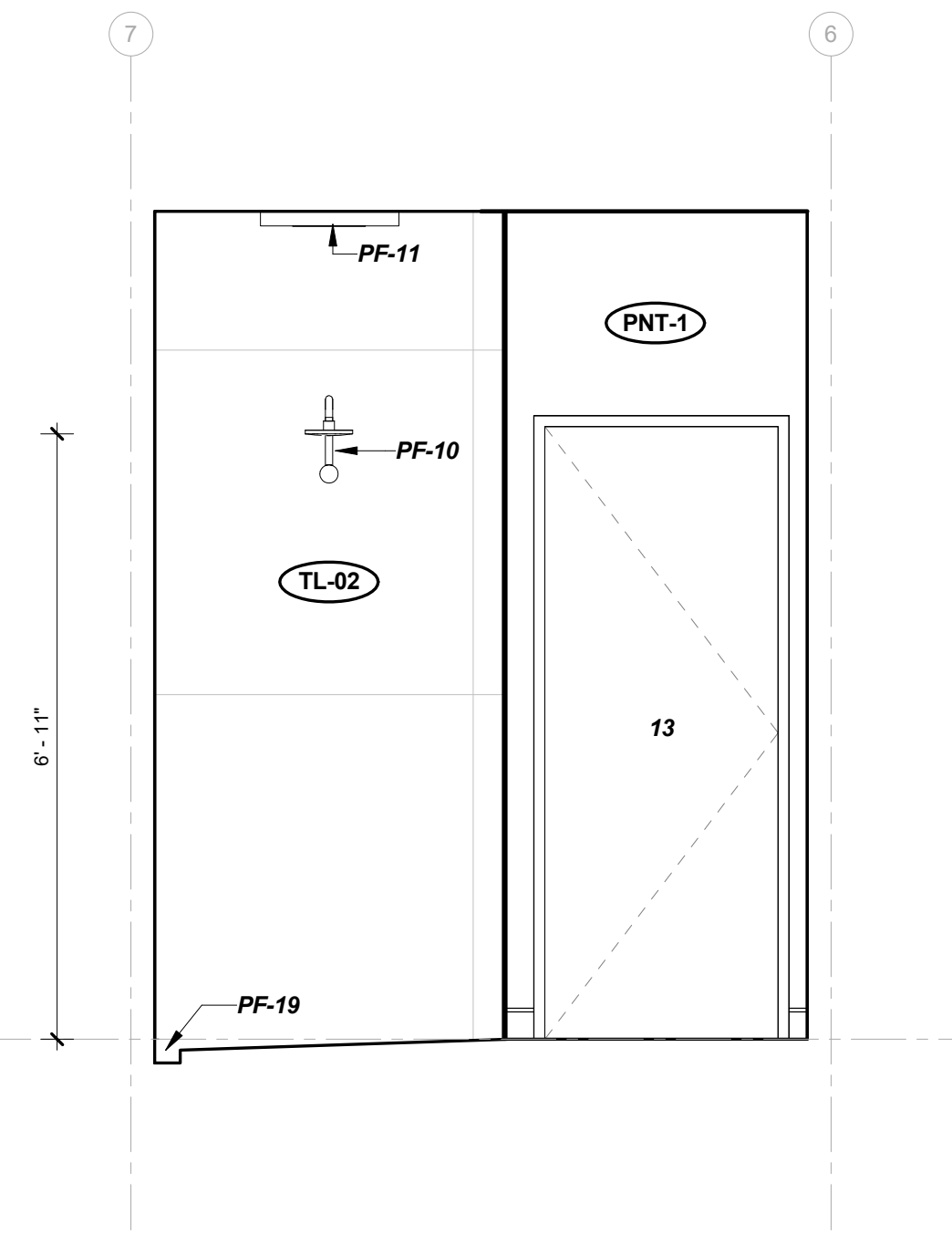
MATERIAL KEY - INTERIOR			
MARK	MATERIAL	MFG	DESCRIPTION
AW-01	DISPLAY MODEL KITCHEN ISLAND	BELLE KITCHEN	PREVIOUSLY PURCHASED
AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME
GL-03			MASTER SHOWER GLASS
LAM-01	LAMINATE	WILSONART	1700SK-57 MORRIS OAK
MIRROR-01	MIRROR W/ METAL CLIPS		
PNT-1	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT
PNT-2	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS
TL-01	LARGE FORMAT TILE	CASAMOOD	Art Neutral_00 Matte 757574 - 47'-18" x 47'-18"
TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK: ART BASIC_02 GLOSSY 757593 120CM X 120CM
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47'-18" x 47'-18"
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 7/16"
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47'-18" x 47'-18"
WB-1	WALL BASE	PITTCO INDUSTRIES	SWB-400 CUSTOM REVEAL WALL BASE
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE



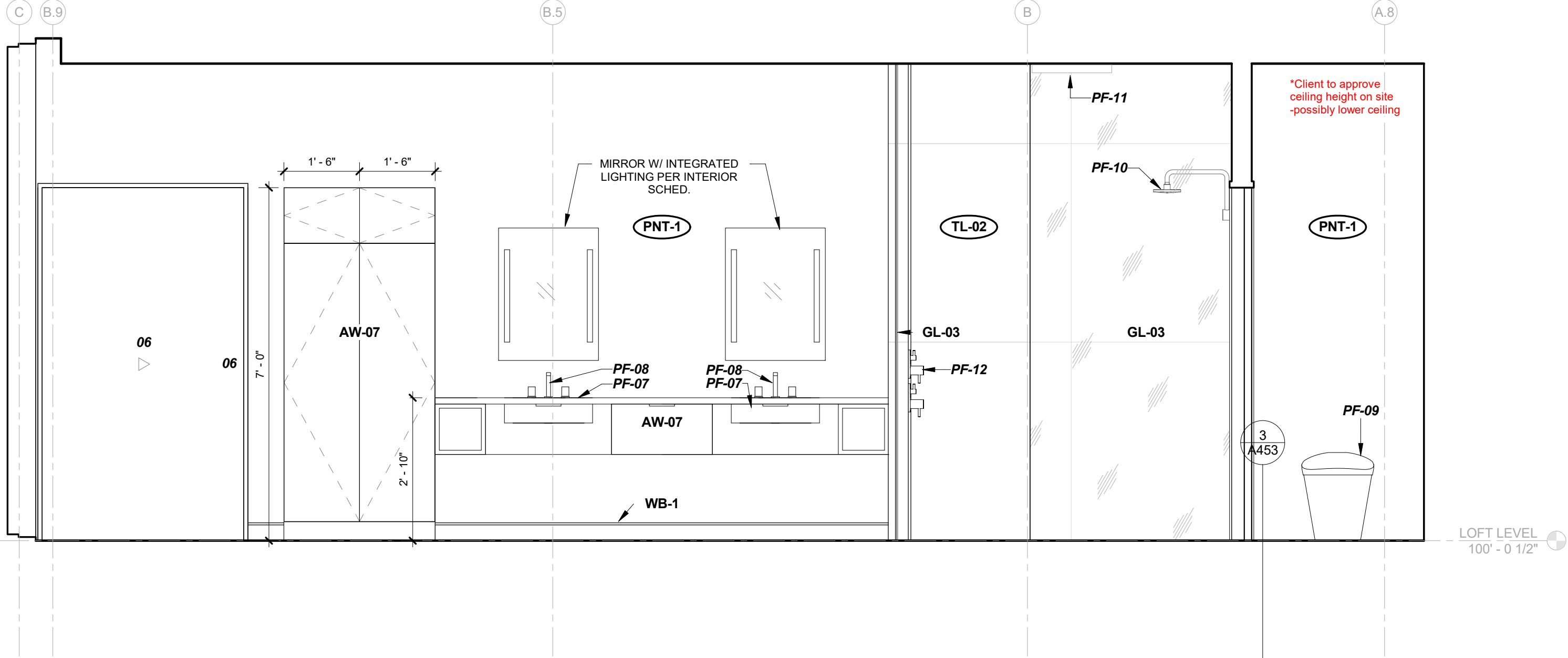
1 ENLARGED PLAN - MASTER BATHROOM  
A615 1/2" = 1'-0"



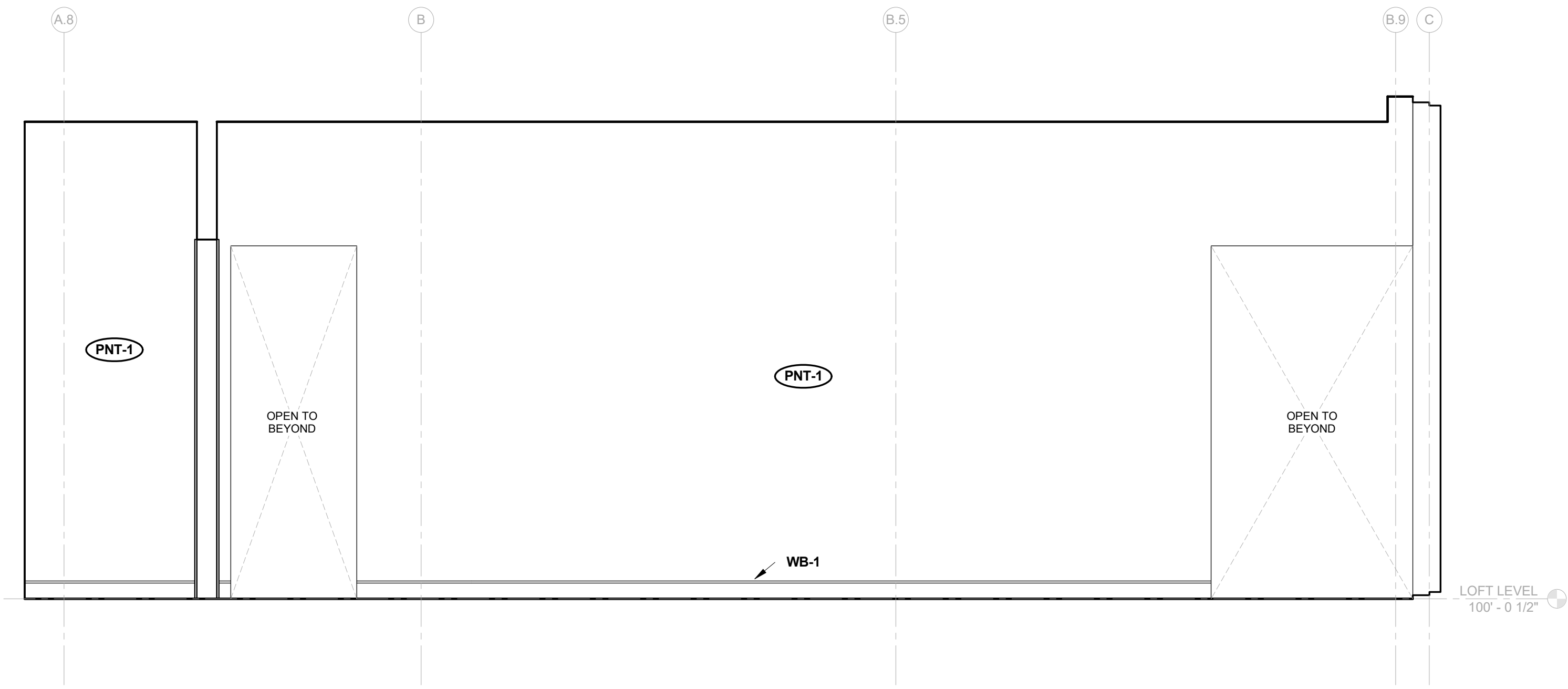
1D MASTER BATHROOM ELEVATION - D  
A615 1/2" = 1'-0"



1B MASTER BATHROOM ELEVATION - B  
A615 1/2" = 1'-0"



1C MASTER BATHROOM ELEVATION - C  
A615 1/2" = 1'-0"



1A MASTER BATHROOM ELEVATION - A  
A615 1/2" = 1'-0"

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SIGNATURE:   
LICENSE NO.: 44768

Issue / Revision Schedule  
NO. DESCRIPTION DATE

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INTERIOR ELEVATIONS  
- MASTER BATH

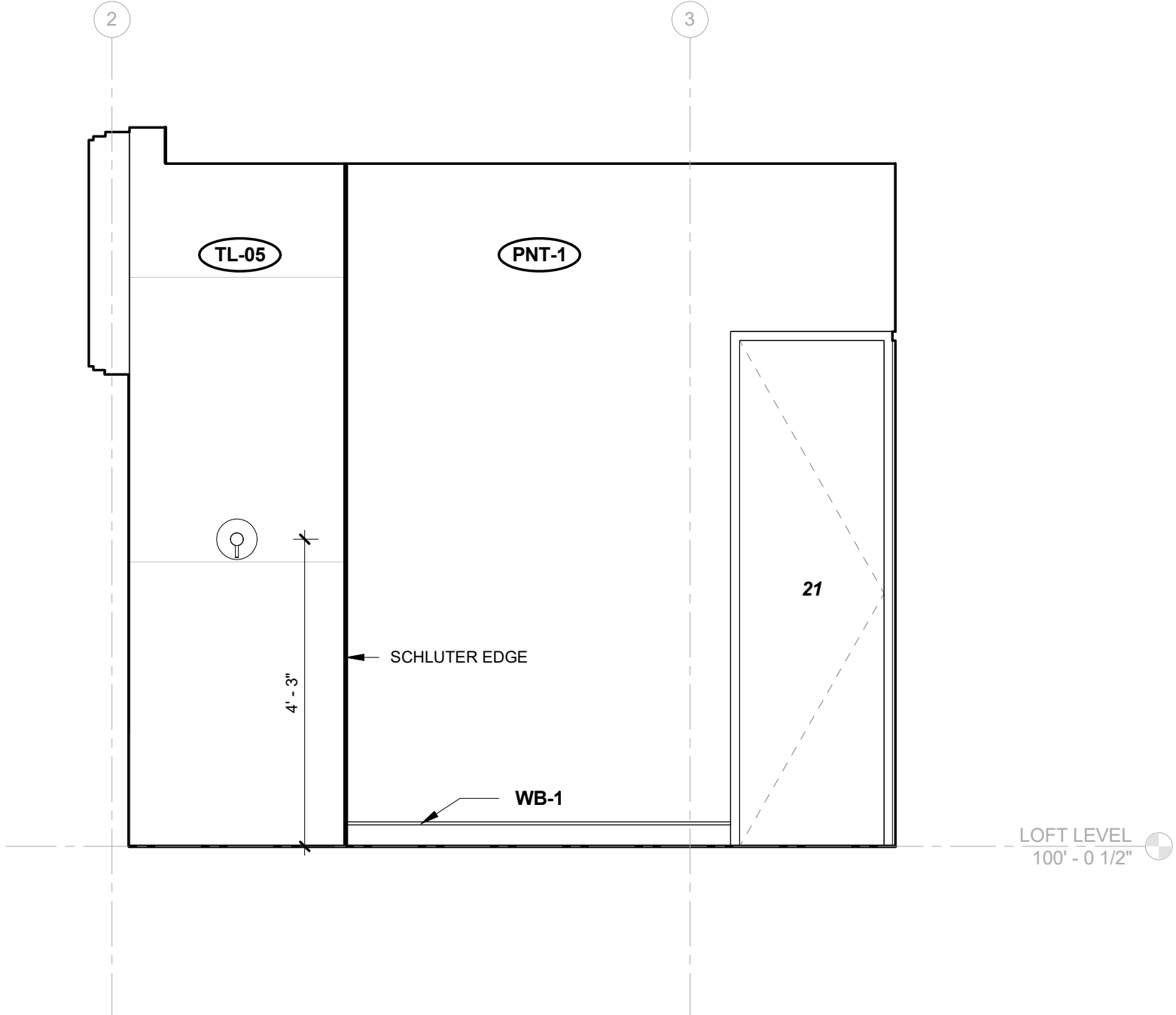
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COMPILED CONSTRUCTION SET 27 DECEMBER 2018

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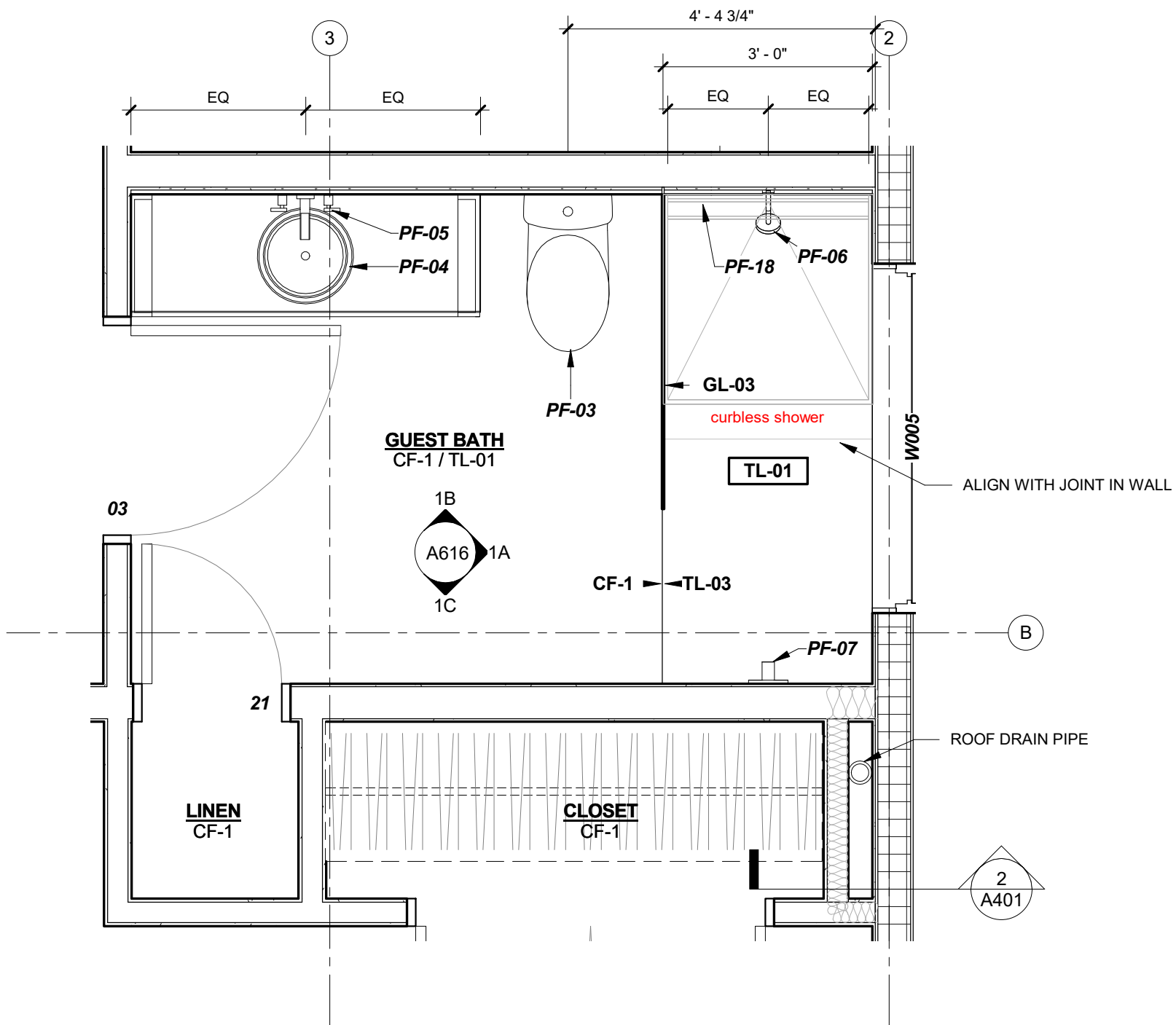
PLUMBING FIXTURE SCHEDULE			
MARK	DESCRIPTION	MFG	COMMENTS
PF-01	POWDER ROOM SINK	LACAVA	SEE INTERIORS PLUMBING SCHEDULE
PF-02	POWDER ROOM FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE
PF-03	ONE-PIECE TOILET	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-04	GUEST BATH SINK	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-05	GUEST BATH FAUCET	DELTA	SEE INTERIORS PLUMBING SCHEDULE
PF-06	GUEST BATH SHOWER HEAD	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-07	GUEST BATH SHOWER VALVE TRIM	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-08	MASTER BATH FAUCET	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE
PF-09	Veil Intelligent skirted one-piece elongated dual-flush toilet	Kohler	SEE INTERIORS PLUMBING SCHEDULE
PF-10	MASTER BATH SHOWER HEAD (WALL MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-11	MASTER BATH RAIN HEAD (CEILING MOUNT)	KOHLER	SEE INTERIORS PLUMBING SCHEDULE
PF-12	MASTER BATH SHOWER VALVE TRIM	HANSGRÖHE	SEE INTERIORS PLUMBING SCHEDULE
PF-13	PANTRY FAUCET	HOME REFINEMENTS	SEE INTERIORS PLUMBING SCHEDULE
PF-14	KITCHEN SINK		SEE INTERIORS PLUMBING SCHEDULE
PF-15	KITCHEN FAUCET		SEE INTERIORS PLUMBING SCHEDULE
PF-16	LAUNDRY SINK	BLANCO	SEE INTERIORS PLUMBING SCHEDULE
PF-17	LAUNDRY FAUCET	MOEN	SEE INTERIORS PLUMBING SCHEDULE
PF-18	GUEST BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER
PF-19	MASTER BATH LINEAR DRAIN	SCHLUTER	KERDI LINE LINEAR DRAIN - STAINLESS COVER

MATERIAL KEY - INTERIOR			
MARK	MATERIAL	MFG	DESCRIPTION
AW-01	DISPLAY MODEL KITCHEN ISLAND	BELLE KITCHEN	PREVIOUSLY PURCHASED
AW-02	DISPLAY MODEL KITCHEN CASEWORK		PREVIOUSLY PURCHASED
AW-03	PANTRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-04	POWDER ROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-05	LAUNDRY CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-06	LAUNDRY SHELVES	CUSTOM	SEE INTERIOR SCHEDULE
AW-07	MASTER BATHROOM CASEWORK	CUSTOM	SEE INTERIOR SCHEDULE
AW-08	GUEST BATH VANITY	CUSTOM	SEE INTERIOR SCHEDULE
CF-1	GROUND & POLISHED CONCRETE FLOOR		LEVEL 3 (SEMI POLISHED) FINISH, CLASS B AGGREGATE EXPOSURE
CN-1	SOLID SURFACE COUNTER	SILESTONE	WHITE ZEUS EXTREME
GL-03			MASTER SHOWER GLASS
LAM-01	LAMINATE	WILSONART	17005K-57 MORRIS OAK
MIRROR-01	MIRROR W/ METAL CLIPS		
PNT-1	TYP. INTERIOR PAINT OVER GYP	BENJAMIN MOORE	TYP. INTERIOR WALL PNT. BENJAMIN MOORE AURA INTERIOR PAINT
PNT-2	ENAMEL OVER STEEL	BENJAMIN MOORE	BENJAMIN MOORE IMPERVEX ENAMEL PAINT
SS-01	SOLID SURFACE	SILESTONE	WHITE ZEUS EXTREME
SS-02	SOLID SURFACE	SILESTONE	CONFIRM W/ INTERIORS
TL-01	LARGE FORMAT TILE	CASAMOOD	Art Neutral_00 Matte 757574 - 47-1/8" x 47-1/8"
TL-02	LARGE FORMAT TILE	CASAMOOD	ARTWORK: ART BASIC_02 GLOSSY 757583 120CM X 120CM
TL-03	LARGE FORMAT TILE	CASAMOOD	Art Micro_02 Matte 757571 - 47-1/8" x 47-1/8"
TL-04	LARGE FORMAT TILE	ITALGRANITI GROUP	53 - METALINE - IRON MATTE ITMLIR-6MM-63X126M 127" X 64" X 7/16"
TL-05	LARGE FORMAT TILE	CASAMOOD	Artwork: Art Neutral_00 Glossy 757595 - 47-1/8" x 47-1/8"
WB-1	WALL BASE	PITTCO INDUSTRIES	SWB-400 CUSTOM REVEAL WALL BASE
WC-1	WALLCOVERING		SEE INTERIOR SCHEDULE
WC-2	WALLCOVERING		SEE INTERIOR SCHEDULE



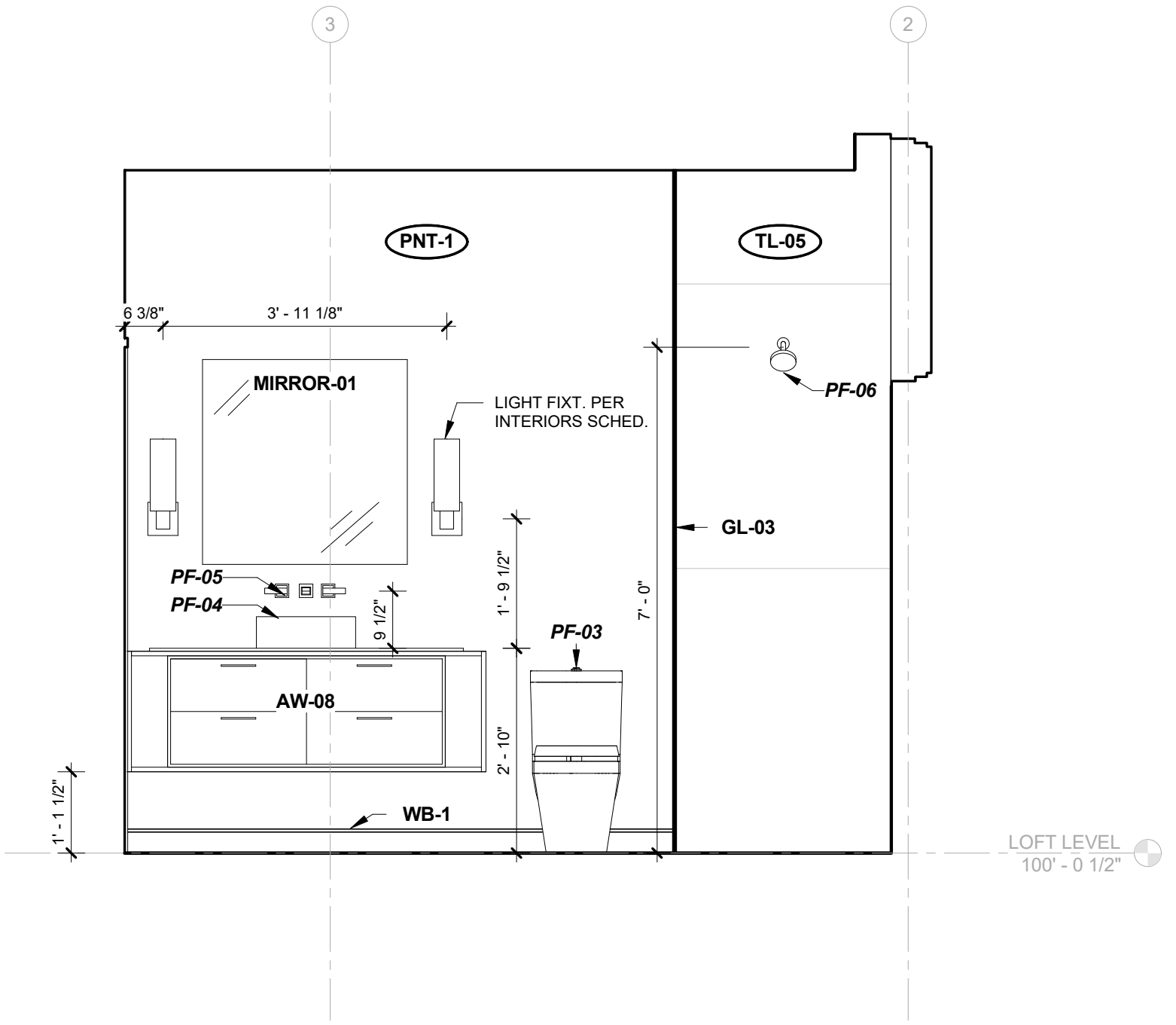
1C GUEST BATH ELEVATION - C

A616 1/2" = 1'-0"



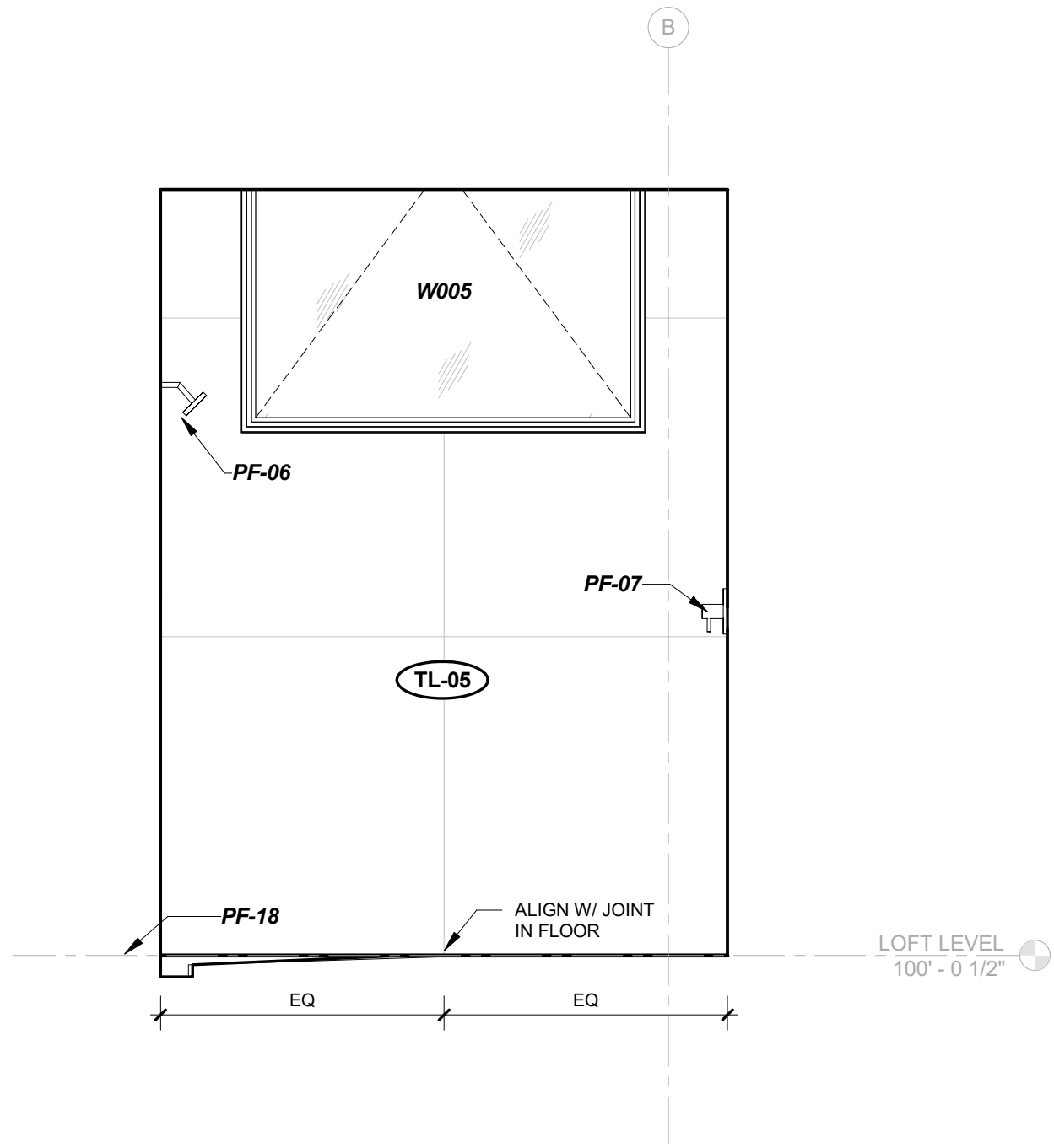
1 ENLARGED PLAN - GUEST BATH

A616 1/2" = 1'-0"



1B GUEST BATH ELEVATION - B

A616 1/2" = 1'-0"



1A GUEST BATH ELEVATION - A

A616 1/2" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

## CHRISTIAN DEAN ARCHITECTURE

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612.827.7825

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

**PRINT NAME:** Christian Dean, AIA

**SIGNATURE:**   
**LICENSE NO.:** 44768

**Issue / Revision Schedule**

NO.	DESCRIPTION	DATE
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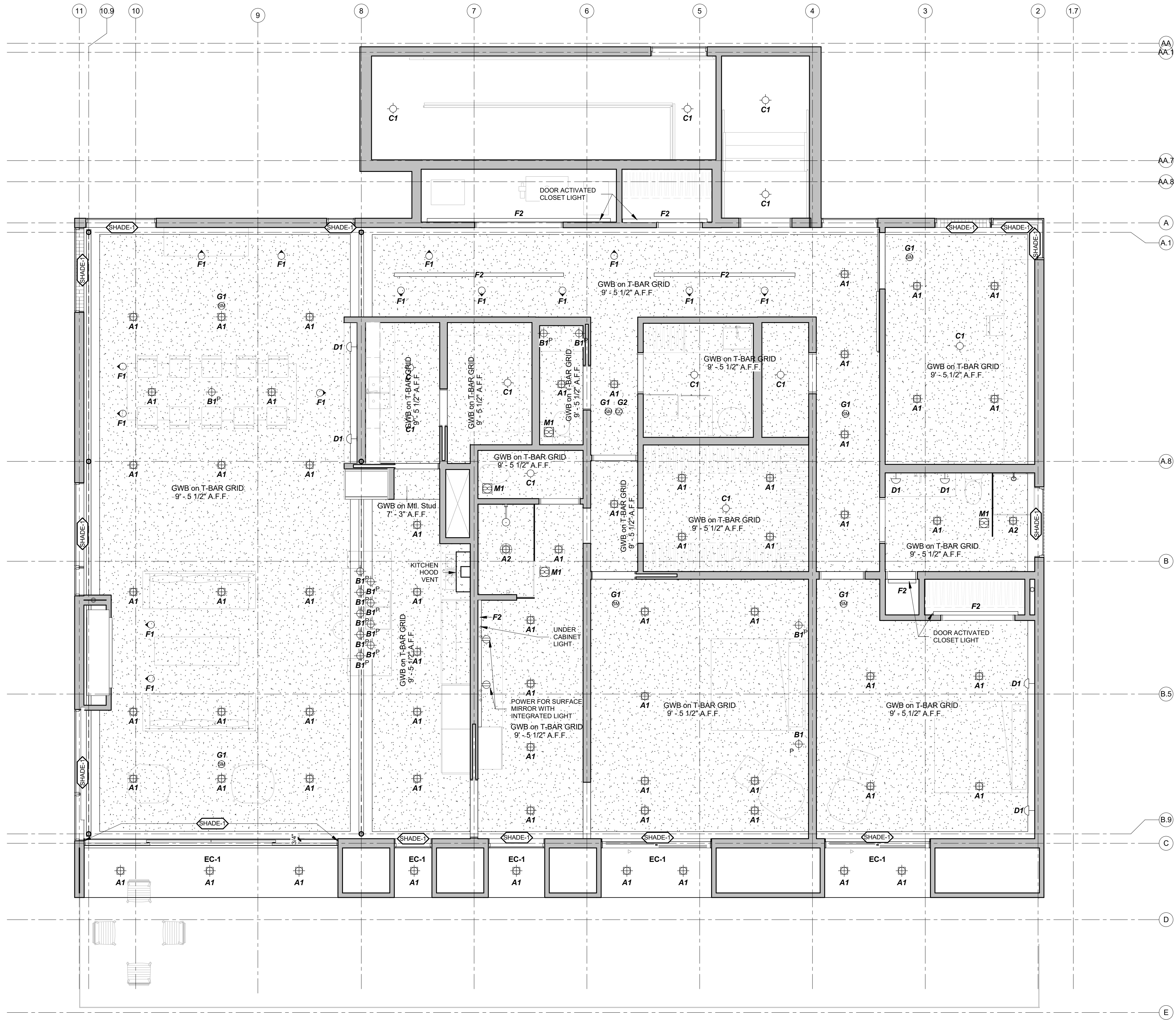
INTERIOR ELEVATIONS  
- GUEST BATH

A616

COMPILED CONSTRUCTION SET 27 DECEMBER 2018

2909 Bryant Ave S, Minneapolis, MN 55408  
Project No. 2017 22





- NOTES:
- COORDINATE WITH INTERIOR DESIGN LIGHTING SCHEDULE
  - GWB CEILING TO BE PAINTED PNT-1 U.N.O.
  - VERIFY SWITCHING & FIXTURES WITH OWNER PRIOR TO INSTALL

1 LOFT REFLECTED CEILING PLAN

E002 1/4" = 1'-0"

2909 LOFT RESIDENTIAL UNIT

CHRISTIAN DEAN  
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PRINT NAME: Christian Dean, AIA

SIGNATURE:   
LICENSE NO.: 44768

Issue / Revision Schedule

NO.	DESCRIPTION	DATE
3	PERMIT RESPONSE	08/21/2018

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LOFT LIGHTING PLAN

E002



Unless noted otherwise on the plans and/or in the details, these notes shall apply. If there are discrepancies between the plans/details and these notes, the contractor must conform to the more stringent requirements, unless clarified with the Structural Engineer of Record (SER) prior to work.

MATERIAL STRENGTHS

Structural Steel  
HSS Rectangular and Square – ASTM A500 Gr. B, Fy = 46 ksi  
HSS Round – ASTM A500 Gr. B, Fy = 42 ksi  
Pipe – ASTM A53 Gr. B, Fy = 35 ksi  
W and WT shapes – ASTM A992, Fy = 50 ksi  
Misc. structural steel – ASTM A36, Fy = 36 ksi

Structural Steel Fasteners  
Connection bolts – ASTM A325 or F1852, Fu = 120 ksi  
Anchor rods – ASTM F1554, Gr. 36, Fy = 36 ksi  
Threaded rods – ASTM A36, Fy = 36 ksi

Reinforcing Steel  
Deformed Bars – ASTM A615, Gr. 60, Fy = 60 ksi  
Fabric – ASTM A185, Fy = 70 ksi  
Masonry Joint Reinforcing – ASTM A951, Fy = 70 ksi  
Epoxy Coating for Reinforcing Steel – ASTM A775

Concrete  
f'c = compressive strength in 28 days  
4,000 psi unless noted otherwise  
4,500psi for exterior slabs and other elements exposed to freeze/thaw  
3,000 psi for footings  
3,000 psi for masonry corfill & concrete on metal formdeck  
3,500 psi for lightweight concrete topping

Masonry  
Concrete Masonry Units – ASTM C90  
f'm = net area compressive strength of masonry based on IBC table 2105.2.2.1.2  
2,000 psi

Structural Lumber  
2x4 and 2x6 lumber - #2 Spruce Pine Fir (SPF) or equal  
2x8, 2x10 and 2x12 lumber - #2 Hem Fir or equal  
Treated lumber - #2 Southern Pine or equal  
Laminated Veneer Lumber (LVL)  
E = 2,000,000 psi minimum  
Fb = 2,600 psi minimum  
Laminated Strand Lumber (LSL)  
E = 1,550,000 psi minimum  
Fb = 2,325 psi minimum  
Parallel Strand Lumber (PSL) Beam  
E = 2,000,000 psi minimum  
Fb = 2,900 psi minimum  
Parallel Strand Lumber (PSL) Column  
E = 1,800,000 psi minimum  
Fb = 2,400 psi minimum  
Wolmanized Parallel Strand Lumber (Preservative Treated PSL)  
E = 1,460,000 psi minimum  
Fb = 1,825 psi minimum

DESIGN LOADS

Loft Roof  
Dead load 20 psf  
Snow load  
Ground snow, pg 50 psf  
Flat roof snow load, pf 35 psf  
Ce = 1.0, Ct = 1.0, Is = 1.0

Garage Roof  
Dead load 15 psf  
Snow load  
Ground snow, pg 50 psf  
Flat roof snow load, pf 42 psf  
Ce = 1.0, Ct = 1.2, Is = 1.0  
Drifting affects in accordance with the Minnesota State Building Code

Loft Floor  
Dead load (including topping) 45 psf  
  
Live loads  
Stairs 100 psf / 300 lbs point load  
Private Rooms & Corridors serving them 40 psf  
  
Wind  
Risk Category II  
Vult 115 mph (3 second gust)  
Vasd 90 mph (3 second gust)  
Exposure Category B  
Iw 1.0  
Internal pressure coefficient (GCp) ±0.18  
Component & Cladding design pressure ±15 psf (Service Load, Field)

DESIGN CODES

Minnesota Building Code (2015)  
Minnesota Conservation Code for Existing Buildings (2015)

REFERENCE CODES

International Building Code (IBC-2012)  
International Existing Building Code (IEBC-2012)  
American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI 7-10)  
American Institute of Steel Construction Manual (AISC 360-10)  
American Welding Society – Structural Welding Code – Steel (AWS D1.1-10, D1.3-98, D1.4-98)  
American Concrete Institute – Building Code Requirements for Structural Concrete – (ACI 318-11)  
American Concrete Institute – Building Code Requirements for Masonry Structures – (ACI 530-11)  
American Forest & Paper Association – National Design Specifications for Wood Construction with 2012 Supplement (ANSI/AWC – NDS-2012)  
Truss Plate Institute – National Design Standards for Metal-Plate Connected Wood Truss Construction (TPI 1-2007)

GENERAL NOTES

The contractor is solely responsible for site safety including all temporary precautionary measures and safety programs. Site observation visits by the SER do not include review of the contractor's safety precautions.

SUBMITTALS

Submit all submittals for all materials and/or products in a given system at one time.  
The contractor shall review and stamp all submittals prior to the SER's review.  
Stamp will include: Signature or initials certifying that all materials and/or products are in accordance with the requirements of the design documents.  
Allow ten (10) business days for review and response for each submittal for review excluding delivery time to and from the Contractor.  
When revised for resubmission, identify all changes made since previous submission.  
Submittals not requested will not be recognized or processed.  
All engineering design and associated calculations provided by others and submitted to the SER for review must bear a certification stamp and signature of a qualified professional engineer who is licensed in the state where the project is located.

The following items are to be issued as deferred submittals per 2015 Minnesota State Building Code Section 1300.0130:  
Prefabricated wood roof trusses  
Steel connections  
Steel stairs  
Structural insulated panels (SIPS)

All items issued as deferred submittals are to be issued a minimum of 30 days prior to installation and must not be installed until their design and submittal documents have been reviewed for general conformance to the drawings by the general contractor, the SER and the building official. A copy of the deferred submittal must be forwarded to the authority having jurisdiction (AHJ) after the SER has reviewed the documents and prior to the erection of the deferred submittal items. Deferred submittal items must not be installed until approved by the AHJ.

COORDINATION - ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL ITEMS

Contractor shall verify all dimensions and conditions on site with the plans before construction begins. All discrepancies must be reported immediately.  
Location, dimensions and details of recesses, depressions, openings, and equipment supports must be verified by reference to architectural, civil, electrical, and mechanical drawings.

EXISTING CONDITIONS

Contractor shall verify all dimensions, elevations, and details of the existing structure where they affect the new structural work. Notify architect and SER if there are any deviations from the contract documents.  
Contractor shall field verify dimensions and elevations prior to fabrication of structural members.  
Remove and replace existing architectural, electrical, mechanical, structural, civil, or miscellaneous items as necessary.

SHORING

General Contractor shall be responsible for temporary shoring of the existing construction until the new construction is in place and properly anchored in final form.  
Shoring loads for existing structure not shown in documents to be determined by an engineer licensed in the state in which the project is located.  
Shoring must be designed and the final design must be submitted to SER per Submittal Section for review.

TEMPORARY BRACING

All structural members are designed for in-place loads. Contractor is responsible for bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project.  
Provide temporary lateral support for all walls until adequately braced by the permanent structure.  
Provide required temporary bracing for structural steel until permanent bracing and walls are in place.

GENERAL SOIL NOTES

The structure has been designed using an assumed allowable soil bearing pressure of 2000 psf on virgin soil or compacted granular fill for footings. A qualified geotechnical engineer shall confirm the assumed allowable soil bearing pressure in a geotechnical report, and the site must be prepared in accordance. Any discrepancies in the assumed allowable soil bearing pressure must be reported immediately. If verified conditions differ from assumed capacities, redesign of the foundation system, size and reinforcing of footings, walls and retaining walls may be required.  
Remove all top soil, un-compacted fill, and other poor soil from the construction site as determined by the geotechnical engineer. Slope the site to drain away from the building.  
The contractor shall verify the location of existing underground utilities, tanks and other obstacles prior to beginning excavation.

FOOTINGS

Footings are to be formed cast-in-place concrete.  
Wall footings to be 12" deep with a minimum projection of 4" each side reinforced with 2-#5 continuous bottom bars.  
Pad footings to be a minimum of 2'-6" square by 12" deep reinforced with 3-#5 bottom bars each way.  
Wall footings are centered under walls and pad footings under columns or piers.  
Provide 30 bar diameter lap at splices and full crossing lap at corners and intersections.  
Footings elevations shown on plan are to the top of the footing.  
Maintain minimum frost depth for all exterior footings. Frost depth is 42" typically and 60" at isolated, unheated spaces.  
Frost depth is measured from finished grade to the bottom of the footing.  
Where the wall footing elevation changes, step the footing two units horizontal to one unit vertical. Footing reinforcing must be continuous through footing steps.  
Cast dowels in footing for foundation walls, piers and columns above.  
Dowels are to be the same size, and spacing as the vertical reinforcing of the wall, pier or column.  
Dowels must extend to 3" clear of bottom of footing. Refer to details for hooked dowels where needed.

CONCRETE

Provide ready-mixed concrete per ASTM C94. Portland cement must be ASTM C150, Type I. Use only one brand of cement throughout the work. Provide concrete aggregates meeting the requirements of ASTM C33.  
Water must be clean, free of deleterious amounts of acids, alkalis, or organic materials, and be considered potable.  
Provide admixtures to reduce water content, provide air-entrainment, or alter the quality of the concrete to meet the job conditions. Admixtures must be indicated in the mix designs.  
All concrete exposed to weather, freeze-thaw conditions or de-icing chemicals shall contain 5% - 7% entrained air.  
Slump at point of discharge shall be as follows:  
Footings 3" - 4"  
Slabs on grade 3" - 4"  
Masonry grout 8" - 11"  
Verify slump on site matches slump specified in the approved mix design by testing methods listed in ASTM C143.  
Workability of the concrete must be maintained so that concrete will completely fill forms without voids and bond to reinforcing without separation of materials.  
Mix and deliver concrete in accordance with ASTM C94. Cooled or heated water must be used in accordance with ACI 305 and 306. Ready mixed concrete must be transported to the site in watertight agitators or mixer trucks loaded not in excess of rated capacities. Discharge at the site must be within one hour after charging. Air-entraining and chemical admixtures, if approved, must be charged into mixer as a solution as recommended by the manufacturer.  
Concrete placed during cold weather must conform to the requirements of ACI 306.1. For hot weather conditions, apply recommendations of ACI 305.  
Place concrete in accordance with ACI 304 "Guide for Measuring, Mixing, Transporting, and Placing Concrete". Use mechanical vibrating equipment for consolidation. Do not use vibrators to transport concrete in forms.  
Protect fresh concrete from premature drying and excessively hot or cold temperatures while maintaining minimal moisture loss at a relatively constant temperature above 55 degrees Fahrenheit.  
Provide wire, plastic, or precast concrete spacers, chairs, slab bolsters, support bars, etc. for support of reinforcing steel in proper position while placing concrete. Chairs/bolsters must be stable and resist tipping.

CONCRETE SLABS

All slabs on grade to be 4" thick and reinforced with 1.5 pounds per cubic yard polypropylene macro fiber.  
All concrete stairs cast on grade are to be a minimum of 6" thick and reinforced with #4 at 12" OC, each way, with 3" cover at bottom.  
Construction and/or control joints should occur at a maximum of 10'-0" OC at exterior slabs on grade, and at a maximum of 16'-0" OC at interior slabs on grade.  
Construction and/or control joints should be laid out in a rectangular pattern with long to short side ratio less than or equal to 1.5 and with no re-entrant corners.  
Control joints for slabs on grade should be saw-cut as soon as concrete can accept it without raveling.  
Do not cut control joints in structural slabs or topping slabs unless specifically directed.  
All control/construction joints must be continuous and not staggered or offset.  
Control joints must be cleaned and sealed for curing purposes as soon as possible.  
Verify floor finishes and control/construction joint locations with owner and architect.

CONCRETE TOPPING

All topping slabs must be reinforced with 1.5 pounds per cubic yard polypropylene macro fiber.

CONCRETE COVER ON REINFORCING

Footings 3" clear, bottom and sides  
Slabs on Metal Deck Center reinforcing in portion of slab above metal deck

REINFORCED CONCRETE MASONRY WALLS

Hollow unit concrete masonry must be per ASTM C90.  
Mortar must be per ASTM C270. Type S for below grade and exterior masonry; Type N for all interior above grade masonry.  
All masonry units must be placed in running bond.  
Provide special shapes for jambs, columns, pilasters, control joints, corners and lintels.  
See plans for location and spacing of reinforcement in walls.  
Locate reinforcement in cores with positioners.

Place at least (1) vertical reinforcing bar in wall corners.  
When one bar is in a single core, place in center.  
When two bars are in a single core, place one near each face and refer to grout clearance requirements.  
For #6 and smaller, vertical steel must be continuous with 48 diameter lap at all splices for reinforcement in center of wall.  
Fill masonry core at vertical columns with grout vibrated in place.  
Grout must be per ASTM C476 with a slump of 8" - 11" and tested per ASTM C143.  
Wall heights must not exceed 5'-4" before placement of core grout unless cleantout holes are provided at the bottom of each maximum 5'-4" grout lift.  
Provide ladder or truss style horizontal joint reinforcing, fabricated with galvanized minimum 9-gauge wire, placed every 2nd course (16" OC) in single wythe masonry walls.  
Provide bond beam with 2 - #5 at all floor lines, roof lines and top of walls or as specified on drawings.  
Provide corner bars with 2'-0" legs for each horizontal bar in all bond beams at corners and intersecting walls.  
Provide full mortar bedded face shells and webs around all grouted cells for full bearing and to prevent leakage into adjacent cells.  
Place control joints in the masonry walls such that no straight run of wall exceeds the lesser of 32 feet or 2.5 times the height.  
Locate control joints at least 4'-0" from masonry wall pilasters and corners.  
Bond beam reinforcing must be continuous through control joints.  
See architectural plans for location and detail of wall control joints.  
Extend all lintels a minimum of 8" beyond opening and grout jamb core full height with 1 - #5 vertical reinforcing bar.  
At steel lintels, field weld 5/8" x 24" vertical threaded rod or #5 x 24" weldable rebar to top flange matching vertical reinforcing placement.

MASONRY VENEER

Masonry veneer is assumed to be a single 4" nominal wythe.  
Anchor veneer to masonry backup with loop-and-pintle ties integrated with horizontal joint reinforcing at 16" OC vertically.  
Anchor veneer to wood or cold formed steel stud backup framing with adjustable pintle-type anchors for every 2.67 square feet of veneer (16" OC vertically and 24" OC horizontally maximum).  
Place and install masonry brick wall ties as described in chapter 21 of the IBC for masonry and stud back up walls.  
Place control joints in masonry veneer such that no straight run of wall exceeds the lesser of 25 feet or 1.5 times the height.  
Locate control joints at least 4'-0" from masonry wall pilasters and corners.  
Place and install masonry brick wall ties as described in chapter 21 of the IBC for masonry and stud back up walls.

STRUCTURAL STEEL

Structural steel must be designed, fabricated, and erected according to the specifications of the American Institute of Steel Construction (AISC).  
All beams shall be cambered at mid-span as indicated on the structural drawings. No center-point cambering is allowed.  
Camber indicators shall be for the beam in the erected position after completion of the end connections and prior to any other dead loads.  
Naturally occurring camber in beams to be set with the camber up.  
Structural steel supplier must supply all cap plates, bearing assemblies, base plates, stiffeners, splices and connections.  
All welding must match filler materials in accordance with the rules of the American Welding Society (AWS D1.1)  
Structural Welding Code.  
All welders shall be certified by the rules of the American Welding Society.  
Steel beams to have minimum 5/16" full height web stiffeners each side at all bearing locations and when supporting columns above.  
Field weld all steel beams to concrete or masonry bearing plates full length each face with 1/4" fillets.  
Steel beam lintels to have 3/8" thick bottom plate welded to the bottom flange with 1/4" x 2" fillet welds at 12" OC each face staggered.  
Steel lintels to bear on masonry a minimum of 8" each end of the opening. Reinforce the masonry core under the lintel and first adjacent core full height with minimum 1 - #5 vertical reinforcing bar. Grout each core solid.  
At steel lintels, field weld 5/8" x 24" vertical threaded rod or #5 x 24" weldable rebar to top flange matching vertical reinforcing placement.  
All structural steel below grade must be coated with bituminous paint.  
All structural steel exposed to weather must be galvanized.  
Modification of structural steel members in the field is not permitted without prior approval by the SER.

STRUCTURAL STEEL CONNECTIONS

Provide standard connections given in parts 7 - 10 of the AISC 360 Steel Construction Manual. Provide certified calculations for non-standard connections by a qualified Professional Engineer who is licensed in the state where the project is located.  
Typically provide bolted connections for field installation and welded or bolted shop connections.  
Typical bolts are 3/4" diameter A325-N bolts in standard or short slotted holes.  
Structural steel supplier must provide all components for OSHA requirements.

DIMENSION LUMBER

Design assumes lumber is free of significant splits and checks. Contractor must visually inspect lumber during installation.  
All lumber must be grade stamped and provide the following information: grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.  
Lumber grading rules and wood species must conform to Voluntary Product Standard PS 20-10 as published by the Department of Commerce. Grading rules must be from an agency certified by the Board of Review of the American Lumber Standards Committee.  
All lumber must be seasoned to a moisture content of 19% or less, with the indication of "S-Dry" on the grade stamp.  
All lumber must be protected from the elements.  
Silt plates and all other lumber in contact with concrete or masonry and within 8" of finished grade must be preservative treated wood. In crawlspaces or unexcavated areas within the building foundation, wood must be preservative treated for joists within 18" of exposed ground and/or girders within 12" of exposed ground.  
Preservative treated wood must be in accordance with the American Wood Protection Association, Standard U1.  
All fasteners and hangers in contact with treated lumber must be G185 hot dipped galvanized or equal.  
Silt plates to be bolted to foundation wall with 5/8" diameter anchor bolts at 4'-0" OC maximum.  
Attach each silt plate with a minimum of 2 bolts with one bolt located not more than 12" or less than 4 ½" from each end of the plate section. Use 1/8" x 2" washers, slightly crushing plate.  
All walls must have a single bottom plate and double top plate.  
At typical openings, provide a minimum of 2 bearing (trimmer or jack) studs and 1 full-height king stud.  
For headers not noted, provide 2-2x6 up to 4'-0" span and 2-2x8 from 4'-0" to 6'-0" span.  
Beams and headers must be fully supported across the width of the member. Bear each end on all support studs or columns noted on plan with a minimum 3" bearing length.  
Beams or headers made of multiple 2x plies with 1/2" spacer must be nailed together with 16d nails (.162" x 3 ½") at 16" OC along each edge, typical for each lumber ply.  
Wood joists must bear the full width of supporting members (stud wall, beams, etc.)  
Provide solid vertical blocking at all joist spaces below wood columns. Provide matching columns to foundation at lower levels below columns comprised of 3 or more studs.  
Beams and joists not bearing on supporting members must be framed with prefabricated metal hangers.  
Space joist bridging at a maximum of 8'-0" OC.  
Double all joists under parallel partitions.  
Minimum nailing to be in accordance with Table 2304.9.1 of IBC.  
All plywood and OSB must be installed per APA standards, including the use of construction adhesive for fastening to floor joists.  
Performance requirements, adhesive bond performance, panel construction, workmanship, dimensions, tolerances, marking, and moisture content of Wood-based Structural-use Panels must conform to Voluntary Product Standard PS 2-10 published by the Department of Commerce.

ENGINEERED LUMBER

All engineered LVL, LSL, and PSL lumber must meet the minimum design properties listed in the Material Strengths section of these notes.  
Protect engineered lumber from the elements.  
All engineered lumber intended for exterior use must be PSL lumber with Wolmanized preservative protection and meet the minimum design properties as listed in the Material Strengths section of these notes.  
All fasteners and hangers in contact with treated engineered lumber must be G185 hot dipped galvanized or equal.  
Engineered lumber headers and beams must have a minimum 3" length of bearing at each end and be supported fully across their width.  
Fasten LVL beam or header plies together with 2 rows of TrussLOK or SDW screws spaced at 24" OC staggered.  
TrussLOK or SDW screws must be 3/8" long for 2-ply members, 5" long for 3-ply members, and 6 3/4" long for 4-ply.  
Fasten PSL or LSL beam or header plies together per manufacturer recommendations.  
Provide solid vertical blocking at all joist spaces below engineered lumber columns. Provide matching columns to foundation at lower levels below engineered lumber columns.  
Engineered lumber beams and joists not bearing on supporting members must be framed with prefabricated metal hangers.

WOOD TRUSSES

Responsibilities of the contractor, building designer, truss manufacturer, and truss designer must follow the publication "TPI 1-2007 National Design Standard for Metal Plate Connected Wood Truss Construction."  
Truss supplier shall notify SER of any proposed revisions to the layout indicated on this plan. Revisions that affect the structural design will not be allowed without prior approval of the SER.  
Verify allowable bearing locations for girder trusses with SER prior to final design stage. Provide metal bearing enhancers as necessary to utilize stud columns shown on plan.  
All prefabricated wood trusses must be furnished in accordance with designs prepared by a Professional Engineer licensed in the state in which the project is located, using the design loads and span conditions indicated, including designing gable end truss webs for perpendicular to face wind loads.  
Truss manufacturer shall submit a truss layout, certified truss drawings, and certified calculations prior to beginning construction.  
Trusses must be designed for the superimposed dead and live loads as indicated in the Design Loads section of these notes.  
Truss supplier shall design trusses to support additional dead load from, but not limited to; roof top mechanical units, sprinkler lines, rain leader systems, piping, cable trays, ductwork, and similar items. Contractor to coordinate with architectural, mechanical, and electrical requirements.  
Contractor to provide location and magnitude of all such loads to truss supplier and SER prior to preparation of shop drawings.  
See architectural plans for attic draft stop locations and design roof trusses accordingly.  
Live load deflection of roof trusses must be limited to 1/240 of the span.  
See plans and details for specific requirements adjacent to parallel walls.  
Design trusses for top chord bearing or bottom chord bearing as shown on drawings.  
Truss configuration, pitch, overhang, etc. must be indicated as noted on the architectural drawings.  
Spacing of roof trusses must not exceed 24" OC  
Lumber for wood trusses must be in accordance with manufacturer's recommendations.  
Provide metal framing anchors at roof truss bearing to mechanically fasten truss to bearing wall or supporting member as shown in details.  
Truss manufacturer shall provide truss to truss connection hangers.  
No cutting, notching, or modifications of trusses will be allowed without the manufacturer's written approval.  
Locations of bridging and bracing at truss compression and tension members must be indicated by the truss manufacturer.  
Contractor shall provide permanent and temporary diagonal, lateral, and cross bracing in accordance with the publication "BCSI 1-06 Building Component Safety Information, Guide to Good Practice for Handling, Installing and Bracing of Metal Plate Connected Wood Trusses" by the Truss Plate Institute and Wood Truss Council of America and as otherwise necessary.

WALL SHEATHING

Wood panel wall sheathing must be minimum 1/2" nominal (15/32") thick panels rated per APA for the spacing of the supporting members. A minimum 32/16 span rating is recommended.  
Provide Exterior or Exposure 1 grade.  
Fasten wood panel wall sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 6" OC at supported edges and 12" OC at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Stagger end joints of panels.  
Panels must be continuous over two or more spans and the long panel dimension may be either perpendicular or parallel to supports.  
All edges must be blocked.  
Refer to plan and notes for any special shear wall nailing and bolting conditions.

FLOOR SHEATHING

Floor sheathing must be minimum 3/4" nominal (23/32") thick tongue and groove panels rated per APA for the spacing of the supporting members. A minimum 48/24 span rating is recommended.  
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.  
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.  
Fasten sheathing with construction adhesive and 10d nails (.148" diameter x 3") spaced at 6" OC at supported edges and 6" OC at intermediate supports.  
  
ROOF SHEATHING  
Roof sheathing must be minimum 5/8" nominal (19/32") thick panels rated per APA for the spacing of the supporting members. A minimum 40/20 span rating is recommended. Provide panel clips, one between each support, for supports spaced greater than 16" OC.  
Provide Exterior or Exposure 1 grade.  
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.  
Fasten roof sheathing with 10d nails (.148" diameter x 3") spaced at 6" OC at supported edges and 12" OC at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion.  
Design of roof sheathing assumes that the roof will be properly insulated and ventilated.  
Refer to APA publication N335N "Proper Installation of APA Rated Sheathing for Roof Applications."

STRUCTURAL WOOD CONNECTORS

Prefabricated steel connectors noted on drawings refer to Simpson Strong-Tie hangers, clips, post bases, hold downs, etc. with specified product number.  
USP connectors may be submitted as a substitution to the SER for approval.  
All prefabricated metal connectors must be installed in strict accordance with the manufacturer's recommendation.

Structural Wood Screws (SWS) noted in the drawings refer to high-strength, self-tapping wood screws. The table below defines SWS by diameter with a list of acceptable manufacturer products. The following criteria apply:  
Minimum Yield Strength: 160,000 psi (carbon steel)  
Conforms to ASTM A510 and/or has values published by third-party testing such as ICC  
Powder-coated or otherwise treated for corrosion protection.  
Acceptable products by Size (length varies per manufacturer)

Size Noted	Acceptable Products
#12 SWS	FastenMaster Timberlok, FastenMaster Headlok, Simpson SDWH
#14 SWS	FastenMaster Ledgerlok, FastenMaster Flatlok, Simpson SDWS

All substitute products for use as structural wood screws must be submitted to the SER for approval.

STRUCTURAL INSULATED PANELS (SIPS)

SIPS must be designed, fabricated, and erected to meet or exceed the Structural Insulated Panel Association (SIPA) standard details.  
SIPS panel sizes must be as shown on the plans.  
SIPS panels at the roof and walls, including attachments, must be designed by the manufacturer to support the loads shown in the Design Loads section of these notes, wind shear (sacking), and building stability. Provide test result data for standard panels and connections. Provide certified calculations for non-standard conditions by a qualified Professional Engineer who is licensed in the state where the project is located.  
Submit complete shop drawings to architect and SER for approval, showing necessary dimensions, fabrication, installation details, and connection requirements.  
Sheathing must be minimum 7/16" thick Oriented Strand Board (OSB) panels rated per APA for the spacing of the supporting members. A minimum 24/16 span rating is recommended.  
Insulation core must comply with ASTM C578 and have a minimum density of 0.9 pcf.  
Provide airtight seal at all panel joints, voids, and penetrations according to manufacturer's specifications.  
Deflection criteria must conform to the requirements set forth by the IBC. Limit deflection for members supporting brick veneer to a maximum of 1/600 of the span.  
Modification of SIPS in the field is not permitted without written approval by the supplier.  
SIPS must not be supported directly by concrete.

ADHESIVE/MECHANICAL ANCHORS

Adhesive and mechanical anchors must be provided and installed in strict accordance with the manufacturer's instructions and the design documents.  
Refer to the special inspections table for inspection requirements.  
All horizontal and upwardly inclined installations that resist sustained tension loads must be performed by certified adhesive anchor installers.  
Provide anchor type and size as indicated on the drawings with length identification markings conforming to ICC ES AC01 or ICC ES AC193.  
Concrete Screw Anchors are a single-use item. Do not remove and reinstall anchors nor install new anchors in previously used holes.  
For exposed exterior applications, use only adhesive anchoring systems with stainless steel accessories.  
Adhesive anchoring systems:  
Concrete:  
Hilti HIT HY-200  
Hilti HIT-RE 500  
Hilti HDI-P (precast plank and post tensioned slabs only)  
Masonry:  
Hilti HIT HY-70  
Mechanical anchoring systems  
Concrete and grouted CMU:  
HILTI Kwik Bolt 3 or Simpson STRONG-BOLT 2 expansion anchor  
Hilti Kwik HUZ-ES or Simpson HD screw anchor.  
Alternate anchoring system may be submitted to the SER for approval. Reference drawings for additional information and requirements.

STRUCTURAL SHEET INDEX	
S0.0	Structural Notes
S0.1	Special Inspections and Structural Abbreviations
S1.0	Floor Framing Plan
S1.1	Roof Framing Plan
S1.2	Garage Framing Plans & Details
S2.0	Floor and Roof Details
S2.1	Floor and Roof Details

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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SIGNATURE:   
LICENSE NO.: 14751  
07-11-2018

#### Issue Schedule

DESCRIPTION	DATE
Permit Set	07-11-2018
Exterior Shell Construction Set	10-03-2018

#### Revision Schedule

NO.	DESCRIPTION	DATE
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SPECIAL INSPECTIONS

The contractor shall include in the bid the cost of all testing and inspections indicated on the plans and in the specifications, including special inspections required by the building code. The actual contracting of the inspection and testing services shall be in accordance with the division of responsibility dictated by the Minnesota Building Code.

IBC Section 1705 requires that in addition to the inspections required by Section 110, the owner shall employ one or more special inspectors who shall provide inspections during construction of certain types of work.

"Special Inspection" concerns work requiring observation and judgement and shall be performed by a structural engineer (or a designated person under the supervision of the engineer). "Testing" involves the analysis of materials in accordance with approved standards and shall be performed by an independent testing agency.

The contractor shall coordinate the testing and inspection services in accordance with the progress of the work. The contractor shall provide sufficient prior notice to the testing and/or inspection agency of the required work to allow proper scheduling of personnel. The cost of any retesting or additional inspections as a result of failed tests and rejected work shall be borne by the contractor.

This project requires a STRUCTURAL TESTING AND SPECIAL INSPECTION SCHEDULE, to be signed by the Owner, Contractor, Architect, Structural Engineer of Record, and Testing Agency. Refer to the program summary schedule for frequency of testing and inspections.

REQUIRED SPECIAL INSPECTIONS						
DESCRIPTION OF WORK IBC SECTION 1705	INSPECTION		TESTING		N/A	REMARKS
	YES	NO	YES	NO		
1. Welding (1705.2)	●			●		1a, 1b, 1c, and 1d
2. Struct Steel Details (1705.2.1)	●			●		2a
3. High Strength Bolting (1705.2.1)	●			●		3a, 3b, 3c, and 3d
4. Concrete Construction (1705.3)	●		●			4a, 4b, 4c, and 4d
5. Structural Masonry (1705.4)	●		●			5a, 5b, and 5c
6. Wood Assemblies (1705.5)	●			●		6a and 6b
7. Soils (1705.6)		●	●			7a, 7b, and 7c
8. Pile Foundations (1705.7)					●	
9. Pier Foundations (1705.8)					●	
10. Special Inspections for Wind Resistance (1705.10)					●	
11. Sprayed Fire-Resistant Materials (1705.13)					●	
12. Mastic and Intumescent Fire-Resistant Materials (1705.14)					●	
13. Exterior Insulation and Finish Systems (EIFS) (1705.15)					●	
14. Fire Resistance Penetration and Joints (1705.16)					●	
15. Smoke Control (1705.17)					●	
16. Special Cases (1705.1.1)	●			●		16a

SPECIAL INSPECTIONS WORK REQUIRED

Items marked with an asterisk " \* " are conventional testing not strictly a part of Section 1705 but are required for adequate quality assurance and can be provided by the contractor. All other work must be provided by the owner as indicated by the MN State Building Code.

1. Welding - Structural Steel

a.\* Provide verification of Quality Control/Quality Assurance Program regarding fabrication process.

b. Provide visual inspection of all field welding.

c. Qualification of Welders prior to start of work.
2. Structural Steel Details

a. Provide visual inspection of structural steel details such as bracing, stiffening, member configuration, and proper construction of joint details at each connection.
3. High-strength Bolting

a. Provide verification of Quality Control/Quality Assurance Program regarding fabrication process.

b. Visual Inspection of all field bolting.

c. Bolt designs are based on "bearing" type connections, verify that the connected materials have been drawn together properly.

d. Provide periodic inspection of bolt installation method. Acceptable methods are turn of the nut, direct tension indicator, or twist-off bolt.
4. Concrete Testing

a.\* Provide mix design in accordance with ACI requirements.

b. Test concrete at the time of pouring for slump, air-entrainment, and temperature in accordance with the specifications.

c. Make and test concrete cylinders for representative strength in accordance with the specifications.

d. Provide periodic visual inspection of reinforcing:

I. Visual inspection of 25% of continuous strip footings prior to pour.
5. Masonry - Level B Quality Assurance

a. Design of masonry based on net area compressive strength of masonry = 2000 psi. Inspections may be performed in accordance with Table 1.19.2 in ACI 530-11.

b. Provide letter of certification from the manufacturer of concrete masonry units and suppliers of mortar and grout, to assure compliance with the compressive strengths required.

c. Inspection of masonry core grouting - (1) inspection prior to each grouting procedure.

I. Reinforcing size and spacing.

II. Grout pour height and cleanouts.

III. Hot weather or cold weather procedures.
6. Wood Assemblies

a. Provide verification of Quality Control/Quality Assurance Program regarding fabrication process.

b. Visually inspect framing layout and connection details.
7. Soils

a.\* Verify footing excavation for suitability for planned footing.

b.\* Verify material used for compacted backfill.

c.\* Test compacted backfill for specified compaction.
16. Special Cases

a. Post-installed anchors. Inspection requirements based on manufacturer's requirements, as described in the ICC Evaluation Service Report (ICC-ESR).

STRUCTURAL ABBREVIATIONS

<b>A</b>	
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD	ADDENDUM
ADD'L	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AMT	AMOUNT
ANCH	ANCHOR, ANCHORAGE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT(URAL)
ASCI	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWPB	AMERICAN WOOD PRESERVATIVE BUREAU
AWS	AMERICAN WELDING SOCIETY
<b>B</b>	
BD	BOARD
BDE	BOTTOM OF DECK ELEVATION
BFE	BOTTOM OF FOOTING ELEVATION
BGBE	BOTTOM OF GRADE BEAM ELEVATION
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT OR BTM	BOTTOM
BP	BASE PLATE
BPCE	BOTTOM OF PILE CAP ELEVATION
BRG	BEARING
BS	BOTH SIDES
BTWN	BETWEEN
<b>C</b>	
C	CHANNEL
CANT	CANTILEVER(ED)
CFS	COLD-FORMED STEEL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
CNTR'D	CENTERED
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
<b>D</b>	
DBA	DEFORMED BAR ANCHOR
DBE	DECK BEARING ELEVATION
DBL	DOUBLE
DEFL	DEFLECTION
DEMO	DEMOLITION
DET OR DTL	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM(S)	DIMENSION(S)
DL	DEAD LOAD
DN	DOWN
DWG(S)	DRAWING(S)
DWL(S)	DOWEL
<b>E</b>	
(E) or EXIST	EXISTING
E	EAST
EA	EACH
EDBE	EXISTING DECK BEARING ELEVATION
EF	EACH FACE
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSURE
ENG	ENGINEER
ES	EACH SIDE
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR

<b>F</b>	
FAB	FABRICATE OR FABRICATOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FFE	FINISH FLOOR ELEVATION
FLR	FLOOR
FRT	FIRE RETARDANT TREATED
FS	FAR SIDE
FT	FEET OR FOOT
FTG	FOOTING
FV	FIELD VERIFY

<b>G</b>	
GA	GAGE, GUAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GLULAM	GLUED LAMINATED WOOD
GYP	GYP SUM

<b>H</b>	
HDR	HEADER
HGR	HANGER
HK	HOOK
HORIZ	HORIZONTAL
HS	HEADED STUD(S)
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT

<b>I</b>	
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INT	INTERIOR

<b>J</b>	
JBE	JOIST BEARING ELEVATION
JST(S)	JOIST(S)
JT	JOINT

<b>K</b>	
K	KIP(S)
KLF	KIPS PER LINEAL FOOT
KSI	KIPS PER SQUARE INCH

<b>L</b>	
L	ANGLE
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LRFD	LOAD RESISTANCE FACTOR DESIGN
LSL	LAMINATED STRAND LUMBER OR LONG-SLOTTED

LT	LIGHT
LT WT	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE

<b>M</b>	
M	MOMENT
MAS	MASONRY
MATR'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL

<b>N</b>	
N	NORTH
NDS	NATIONAL DESIGN SPECIFICATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE

<b>O</b>	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVS	OVERSIZED

<b>P</b>	
PAF	POW(D)ER-ACTUATED FASTENER
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PERIM	PERIMETER
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PLK	PLANK
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POST TENSION

<b>Q</b>	
QTY	QUANTITY

<b>R</b>	
RAD	RADIUS
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REINF	REINFORCE(D), (ING)
REQ'D	REQUIRED
REV	REVERSE(D) OR REVISE(D), REVISION
RO	ROUGH OPENING

<b>S</b>	
S	SOUTH OR STEP
SCHED	SCHEDULE
SEC	SECTION
SER	STRUCTURAL ENGINEER OF RECORD
SHT	SHEET
SIM	SIMILAR
SII	STEEL JOIST INSTITUTE
SL	SNOW LOAD
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SHORT-SLOTTED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
SUPP	SUPPORT
SWS	STRUCTURAL WOOD SCREWS

<b>T</b>	
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TBE	TOP OF BEAM ELEVATION
TDE	TOP OF DECK ELEVATION
TEBE	TOP OF EXISTING BEAM ELEVATION

TEDE	TOP OF EXISTING DECK ELEVATION
TEFE	TOP OF EXISTING FOOTING ELEVATION
TEMP	TEMPORARY
TESE	TOP OF EXISTING SLAB ELEVATION

TEWE	TOP OF EXISTING WALL ELEVATION
TFE	TOP OF FOOTING ELEVATION
TGBE	TOP OF GRADE BEAM ELEVATION

THRU	THROUGH
TLE	TOP OF LEDGE ELEVATION
TPCE	TOP OF PILE CAP ELEVATION
TPE	TOP OF PIER ELEVATION
	TOP OF PLANK ELEVATION
TPI	TRUSS PLATE INSTITUTE
TRANS	TRANSVERSAL
TRTD	TREATED
TSE	TOP OF SLAB ELEVATION
TWE	TOP OF WALL ELEVATION
TYP	TYPICAL

<b>U</b>	
UNEXC	UNEXCAVATED
UNO	UNLESS NOTED OTHERWISE

<b>V</b>	
VER	VERIFY
VIF	VERIFY IN FIELD
VERT(S)	VERTICAL(S)

<b>W</b>	
W	WEST OR WIDE FLANGE
w/	WITH
WD	WOOD
WP	WORK POINT
WWF	WELDED WIRE FABRIC

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07-11-2018

Issue Schedule

DESCRIPTION	DATE
Permit Set	07-11-2018
Exterior Shell Construction Set	10-03-2018

Revision Schedule

NO.	DESCRIPTION	DATE
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Special Inspections and Structural Abbreviations

S0.1



1. MARKS THUS: " ☐ " INDICATE COLUMN REQUIRED FOR BEARING. SEE COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.


2. FLOORING SYSTEM SHALL CONSIST OF 3" GYPCRETE OVER 10 1/2" SIP PANELS.
3. SIP FLOOR PANELS:
  - PROVIDE 10 1/2" DIMENSION SIP FLOOR PANELS DESIGNED BY MANUFACTURER TO SAFELY SUPPORT, IN ADDITION TO SELF WEIGHT, DEAD AND LIVE LOADS LISTED IN STRUCTURAL NOTES. PANEL MAY BE SUPPLIED TO SPAN AS SINGLE OR MULTIPLE SPANS IF SO DESIGNED BY MANUFACTURER.
  - MAXIMUM CALCULATED LIVE LOAD DEFLECTION OF PANELS SHALL NOT EXCEED L/360.
  - ANCHOR SIP PANELS TO SUPPORTING MEMBERS WITH 12" LONG PANEL SCREWS SPACED 12" OC ALONG SUPPORT.
- SIP WALL PANELS:
  - PROVIDE 6 1/2" DIMENSION SIP WALL PANELS DESIGNED BY MANUFACTURER TO SAFELY SUPPORT, IN ADDITION TO SELF WEIGHT, DEAD AND LIVE LOADS IN COMBINATION WITH WIND LOADS LISTED IN STRUCTURAL NOTES.
  - MAXIMUM CALCULATED PANEL DEFLECTION DUE TO WIND LOADS SHALL NOT EXCEED L/360.
  - SEE ROOF PANEL NOTE FOR ANCHORAGE OF PANELS AT TOP OF WALL.
  - ANCHORAGE OF PANELS AT BASE OF WALL SHALL BE MANUFACTURERS STANDARD ANCHORAGE METHOD, SIZE AND SPACING OF ANCHORS SHALL BE VERIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
  - WIND LOADS SHALL BE CALCULATED BASED ON WIND SPEEDS APPLIED TO PANELS. REFER TO ROOF PLAN FOR ROOF DIAPHRAGM LOADS TO WALL PANELS. SIP MANUFACTURER SHALL DESIGN PANELS TO SPAN OPENING WITHIN SIP PANEL WALLS BY PROVIDING NECESSARY EMBEDDED HEADERS OF BLOCKING.
- WALL TYPES AND WALL OPENING LOCATIONS AND DIMENSIONS SHALL BE VERIFIED BY REFERENCE TO ARCHITECTURAL DRAWINGS.
4. TOP OF STEEL ELEVATIONS SHALL BE:
  - BEAMS IN EAST-WEST DIRECTION = 97'-8 1/2".
  - PURLINS IN NORTH-SOUTH DIRECTION = 98'-9".
  - BEAMS OR PURLINS MARKED THUS: " (- )" INDICATE TOP OF STEEL BELOW ELEVATION 100'-0".
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND DETAILS OF EXISTING STRUCTURE WHERE THEY DIFFER FROM STRUCTURAL WORK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STRUCTURAL MEMBERS.

STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	REMARKS
S1	Pipe4STD	1/2"	SEE DETAILS
S3	HSS8X8X1/4	-	SEE 10/S2.0

BEARING PLATE SCHEDULE		
MARK	BEARING PLATE	REMARKS
BP1	8 x 8 x 3/8" w/ (2) 1/2" DIA x 4" HEADED STUDS	8" BRG LENGTH
BP2	8" x 10" x 1/2" w/ (2) 1/2" DIA x 4" HEADED STUDS	8" BRG LENGTH
BP3	8 x 16 x 3/4" w/ (2) 1/2" DIA x 4" HEADED STUDS	16" BRG LENGTH
BP4	8" x 16" x 1 1/2" w/ (2) 1/2" DIA x 4" HEADED STUDS	8" BRG LENGTH

REFER TO DETAILS 9/S2.0 & 9/S2.1 FOR BEARING  
CONDITIONS ON EXISTING MASONRY.

**PRINT NAME:** David H. Macdonald

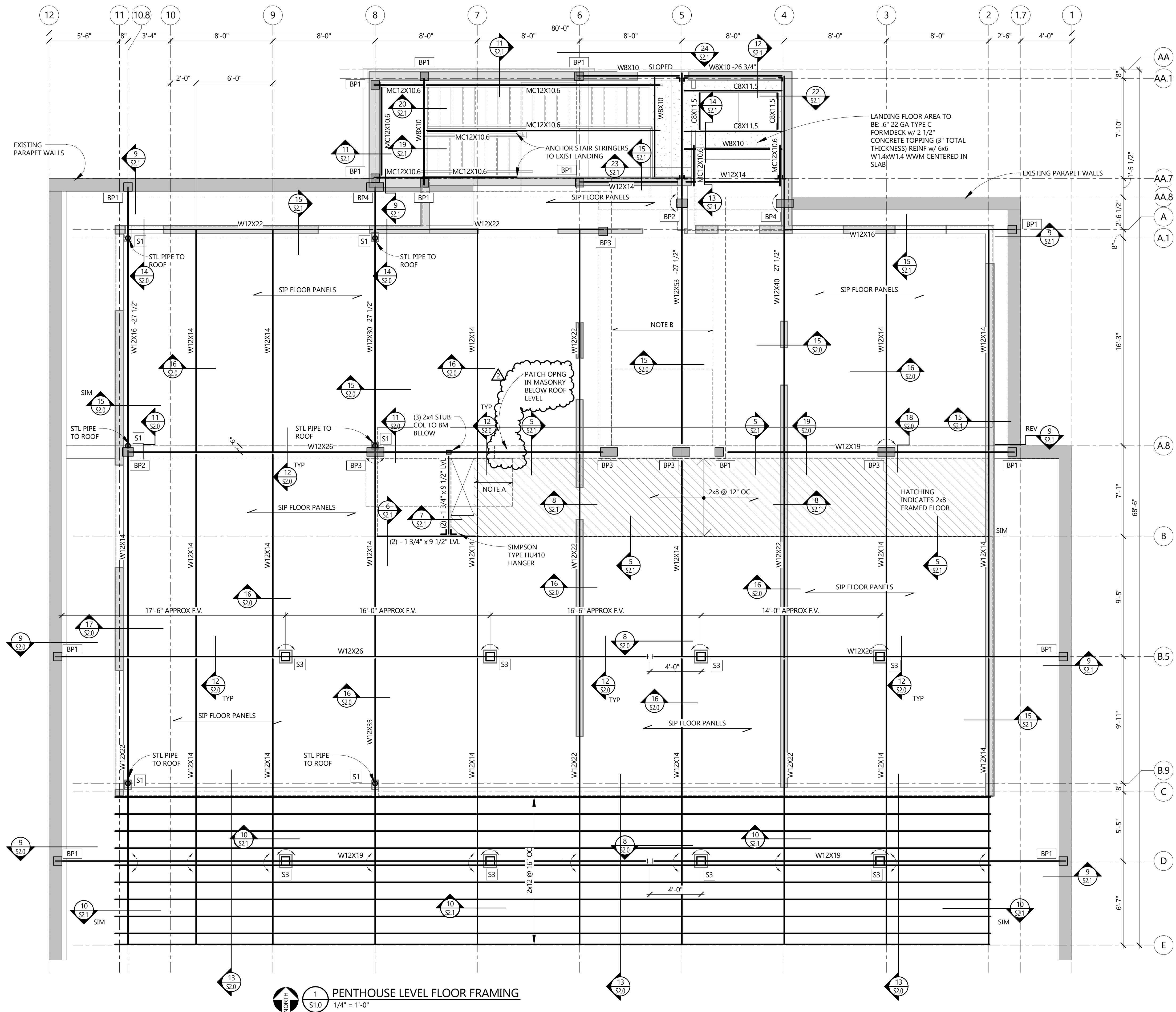
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 LICENSE NO.: 14751  
 07-11-2018

DESCRIPTION	DATE
Permit Set	07-11-2018
Exterior Shell Construction Set	10-03-2018

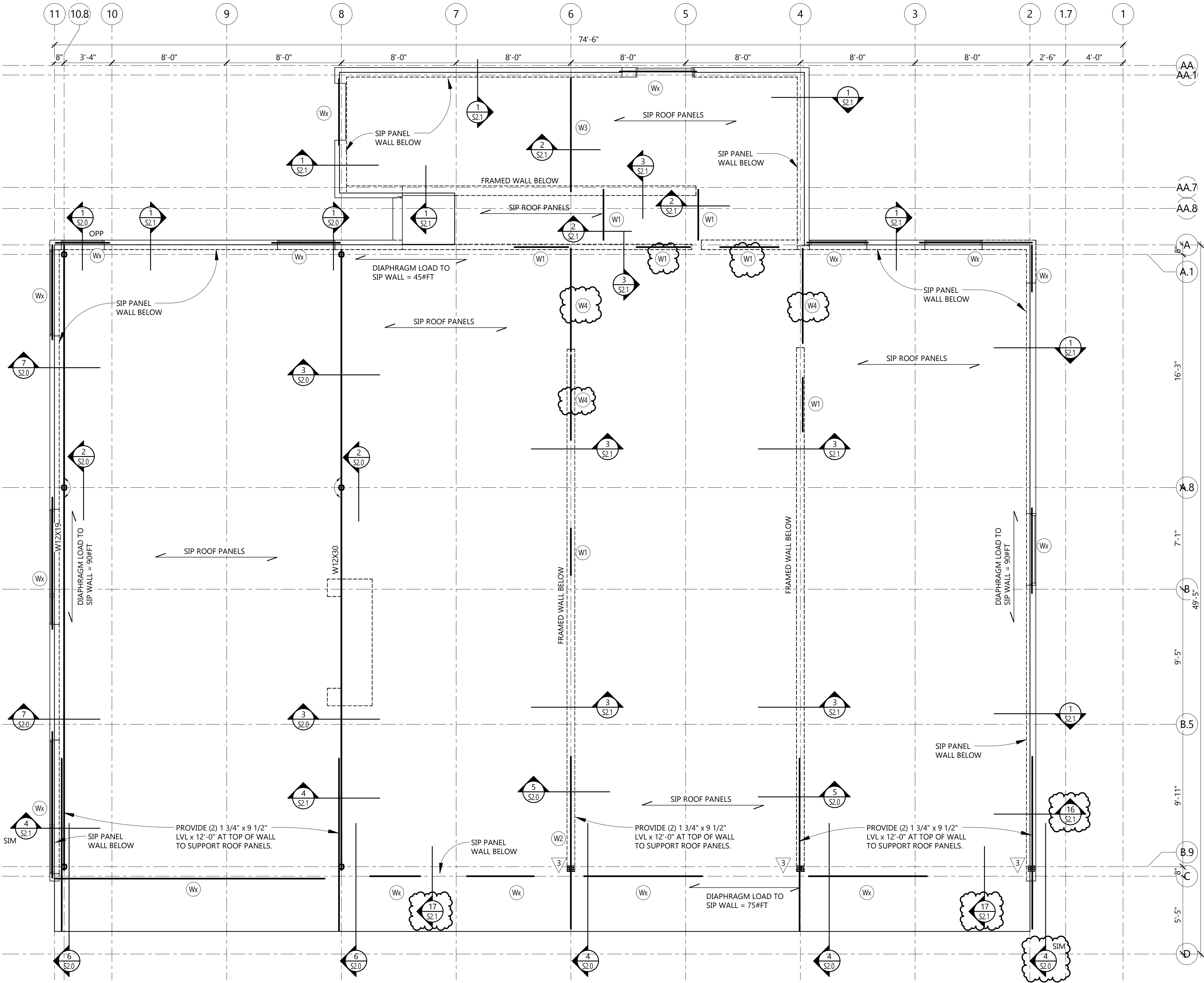
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2	Revision 2	10/19/2018

NOTE A:  
INFILL EXISTING STAIR OPENING AT EXISTING ROOF LEVEL. PROVIDE  
2x8 @ 16" OC AND ANCHOR EACH END TO EXISTING ROOF PURLINS  
w/ SIMPSON LUS26 JOIST HANGERS.

NOTE B:  
INFILL EXISTING ELEVATOR SHAFT OPENING AT EXISTING ROOF LEVEL.  
PROVIDE 2x8 @ 16" OC. SEE 21/S2.1 FOR CONNECTION EACH END TO  
SHAFT WALL.







- PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE):
- MARKS THUS: "▽" INDICATE NUMBER OF STUDS REQUIRED FOR BEARING. IF NUMBER NOT SHOWN OR SCHEDULED, PROVIDE A MINIMUM OF TWO STUDS (3" LENGTH OF BEARING). FULL WIDTH OF BEAM/HEADER MUST BE SUPPORTED.
  - MARKS THUS: "□" INDICATE COLUMN REQUIRED FOR BEARING. SEE COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND DETAILS OF EXISTING STRUCTURE WHERE THEY AFFECT STRUCTURAL WORK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STRUCTURAL MEMBERS.
  - SIP ROOF PANELS:  
PROVIDE 12 1/4" DIMENSION SIP ROOF PANELS DESIGNED BY MANUFACTURER TO SAFELY SUPPORT, IN ADDITION TO SELF WEIGHT, DEAD AND LIVE LOADS LISTED IN STRUCTURAL NOTES. PANEL MAY BE SUPPLIED TO SPAN AS SINGLE OR MULTIPLE SPANS IF SO DESIGNED BY MANUFACTURER. MAXIMUM CALCULATED LIVE LOAD DEFLECTION OF PANELS SHALL NOT EXCEED L/240. ANCHOR SIP PANELS TO SUPPORTING MEMBERS WITH 13 1/2" LONG PANEL SCREWS SPACED 12" OC ALONG SUPPORT.
  - SIP WALL PANELS:  
PROVIDE 6 1/2" DIMENSION SIP WALL PANELS DESIGNED BY MANUFACTURER TO SAFELY SUPPORT, IN ADDITION TO SELF WEIGHT, DEAD AND LIVE LOADS IN COMBINATION WITH WIND LOADS LISTED IN STRUCTURAL NOTES. MAXIMUM CALCULATED PANEL DEFLECTION DUE TO WIND LOADS SHALL NOT EXCEED L/360. SEE ROOF PANEL NOTE FOR ANCHORAGE OF PANELS AT TOP OF WALL. ANCHORAGE OF PANELS AT BASE OF WALL SHALL BE MANUFACTURERS STANDARD ANCHORAGE METHOD. SIZE AND SPACING OF ANCHORS SHALL BE DESIGNED TO SAFELY RESIST ALL CALCULATED GRAVITY AND WIND LOADS APPLIED TO PANELS. REFER TO ROOF PLAN FOR ROOF DIAPHRAGM LOADS TO WALL PANELS. SIP MANUFACTURER SHALL DESIGN PANELS TO SPAN OPENING WITHIN SIP PANEL WALLS BY PROVIDING NECESSARY EMBEDDED HEADERS OR BLOCKING.
- WALL TYPES AND WALL OPENING LOCATIONS AND DIMENSIONS SHALL BE VERIFIED BY REFERENCE TO ARCHITECTURAL DRAWINGS.

WOOD BEAM/BEARING HEADER SCHEDULE			
MARK	SIZE	NUMBER OF TRIMMER STUDS	REMARKS
W1	(2) 2 x 6	1	
W2	(2) 2 x 8	2	
W3	(2) 1 3/4" x 9 1/2" LVL	2	
W4	(3) 2 x 8	2	
Wx	BY SIP SUPPLIER	2	

## CHRISTIAN DEAN ARCHITECTURE

2909 Bryant Ave #304  
Minneapolis, MN 55408  
612.886.2814 t  
www.deanarch.com

**2909 Loft Residential Unit**  
2909 Bryant Ave S  
Minneapolis, MN 55408

**CLIENT**  
RAPTOR 9, LLC

**Contact**  
Bruce Dachis  
aac@minter.net

**ARCHITECT**  
CHRISTIAN DEAN  
ARCHITECTURE, LLC  
**Contact**  
Christian Dean  
cdean@deanarch.com

**STRUCTURAL ENGINEER**  
Mattson Macdonald Young  
901 North 3rd Street, Suite 100  
Minneapolis, MN 55401  
**Contact**  
David Macdonald  
DavidM@mattsonmacdonald.com  
612.827.7825  
MMY Project #18154

**Contact**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**PRINT NAME:** David H. Macdonald

**SIGNATURE:** *David H. Macdonald*  
**LICENSE NO.:** 14751  
07-11-2018

### Issue Schedule

DESCRIPTION	DATE
Permit Set	07-11-2018
Exterior Shell Construction Set	10-03-2018

### Revision Schedule

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

Roof Framing Plan

# S1.1



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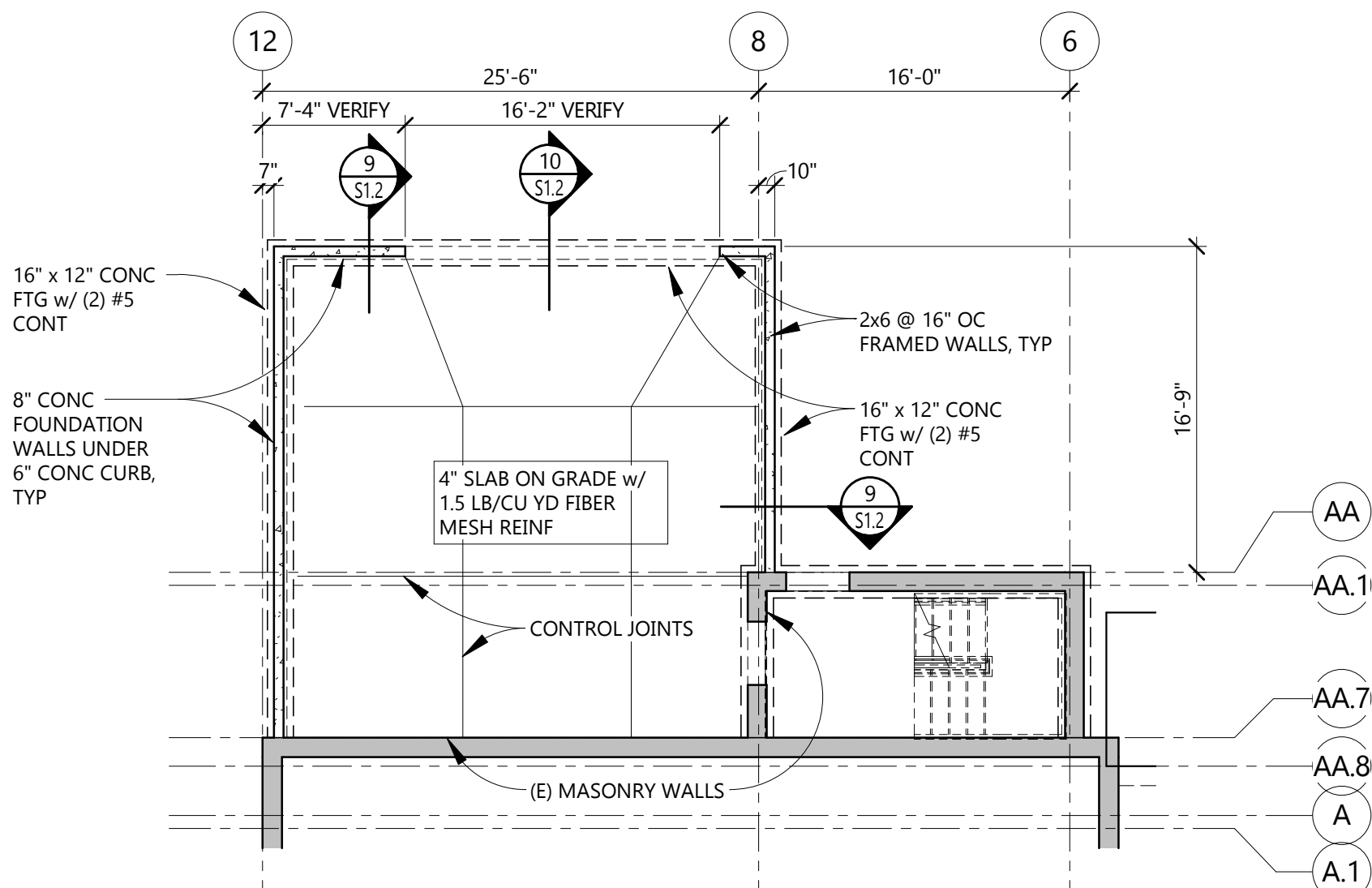
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Revision Schedule

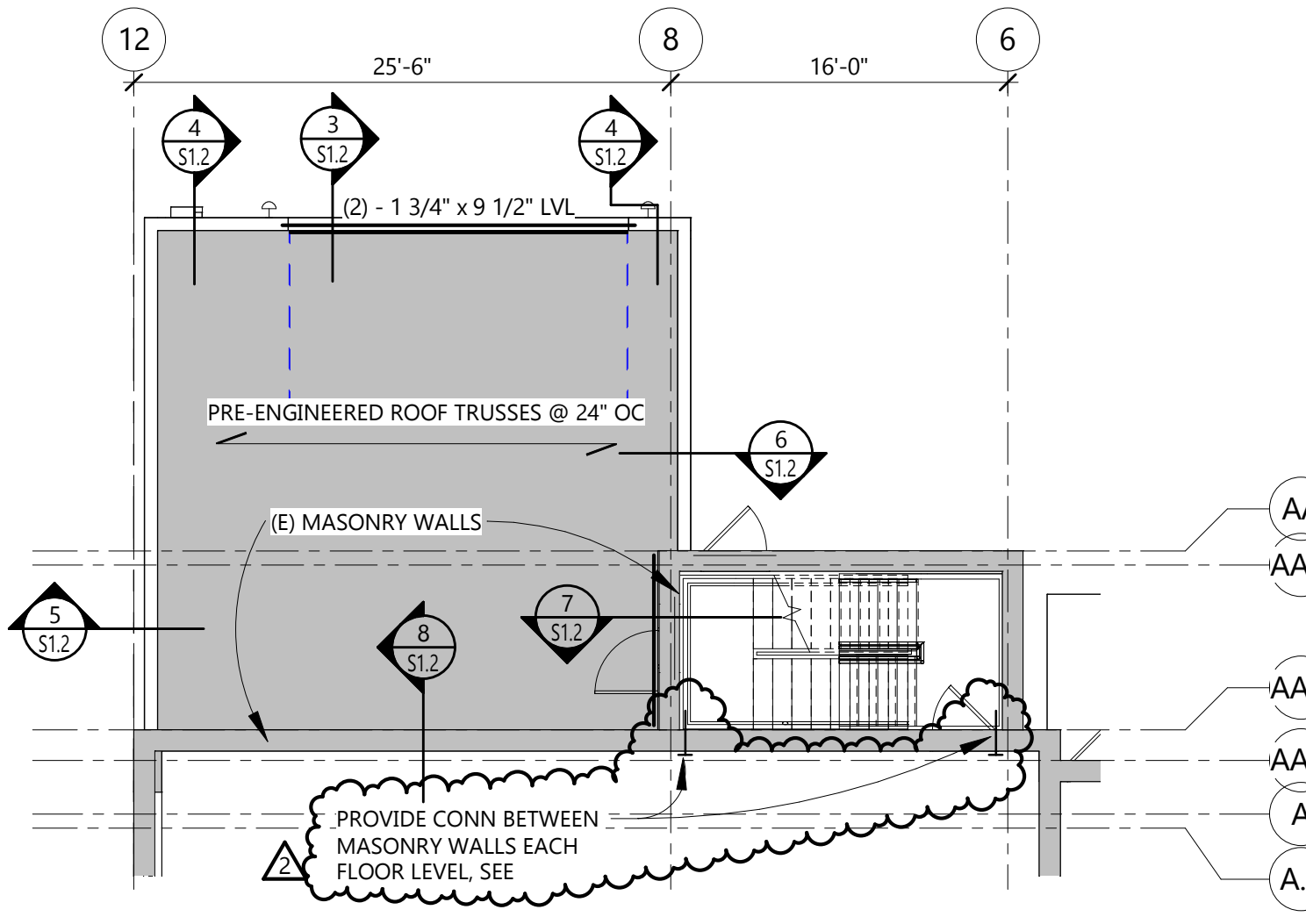
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Garage Framing Plans &  
Details

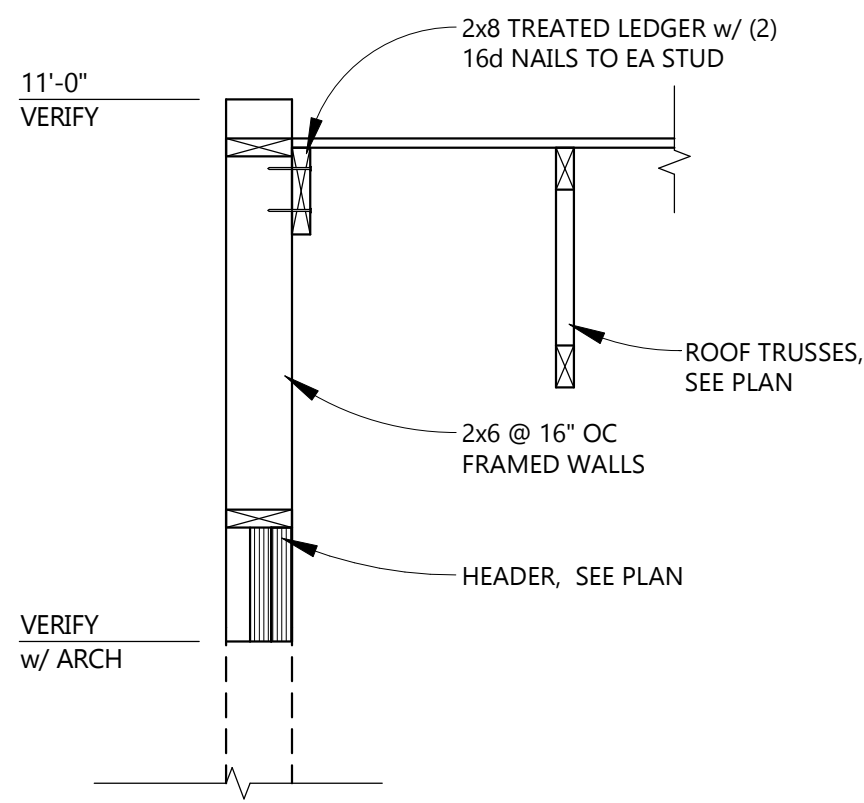
S1.2



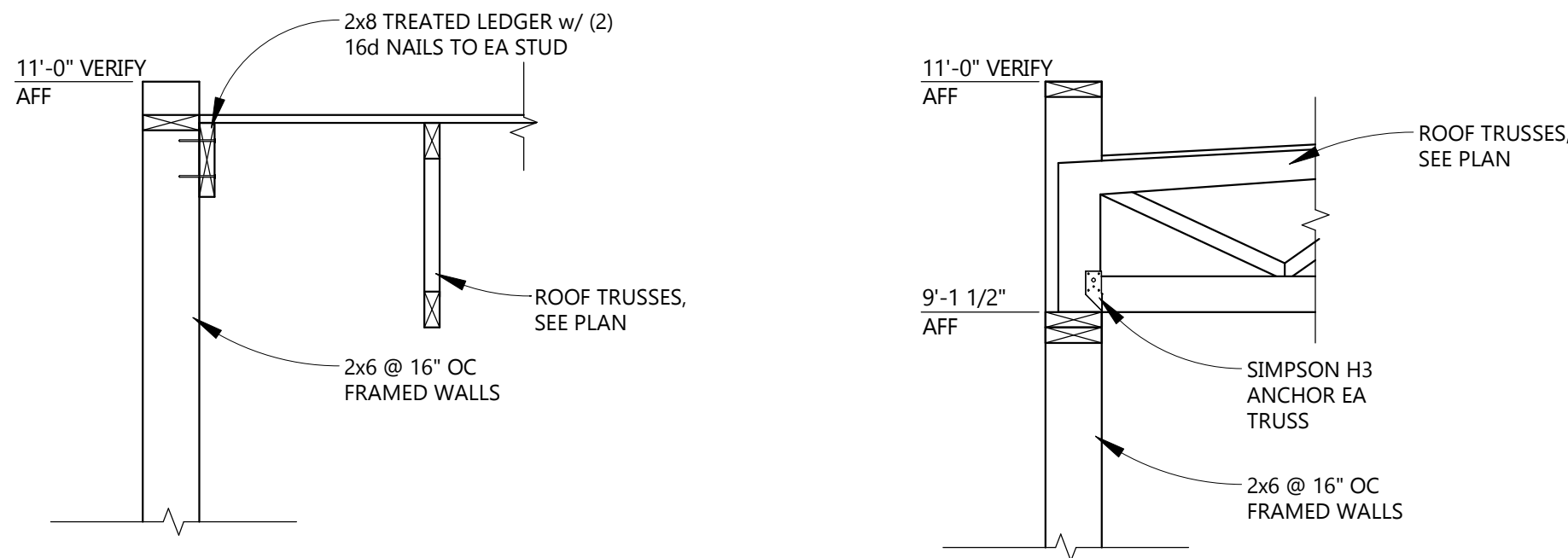
1 GARAGE FOUNDATION FRAMING PLAN  
S1.2 1/8" = 1'-0"



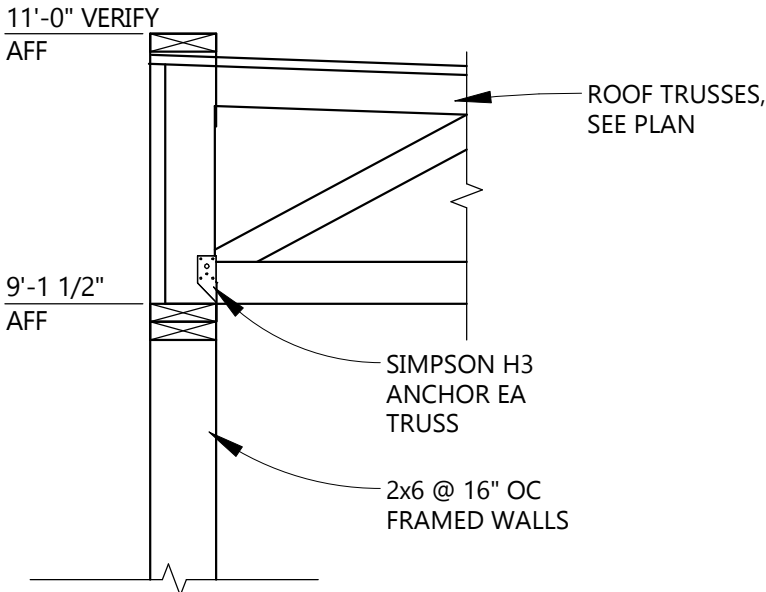
2 GARAGE ROOF FRAMING PLAN  
S1.2 1/8" = 1'-0"



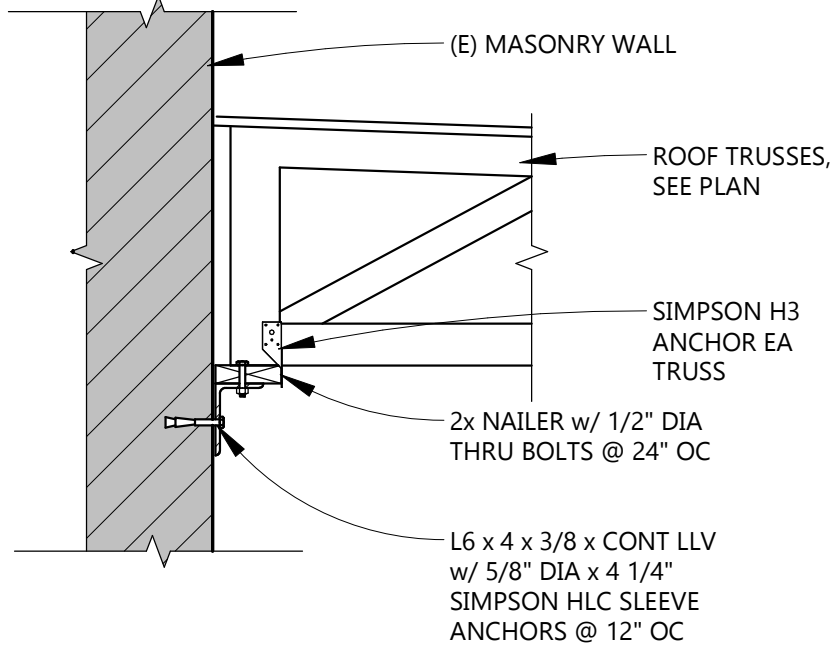
3 SECTION  
S1.2 3/4" = 1'-0"



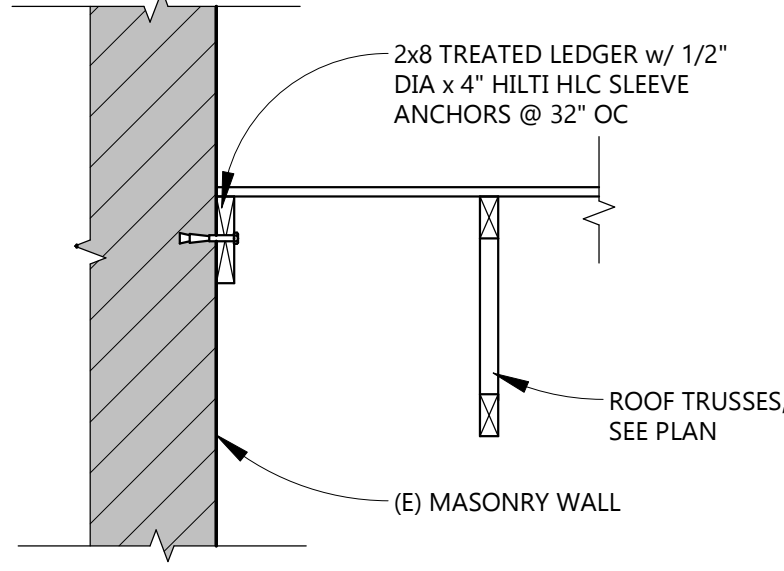
4 SECTION  
S1.2 3/4" = 1'-0"



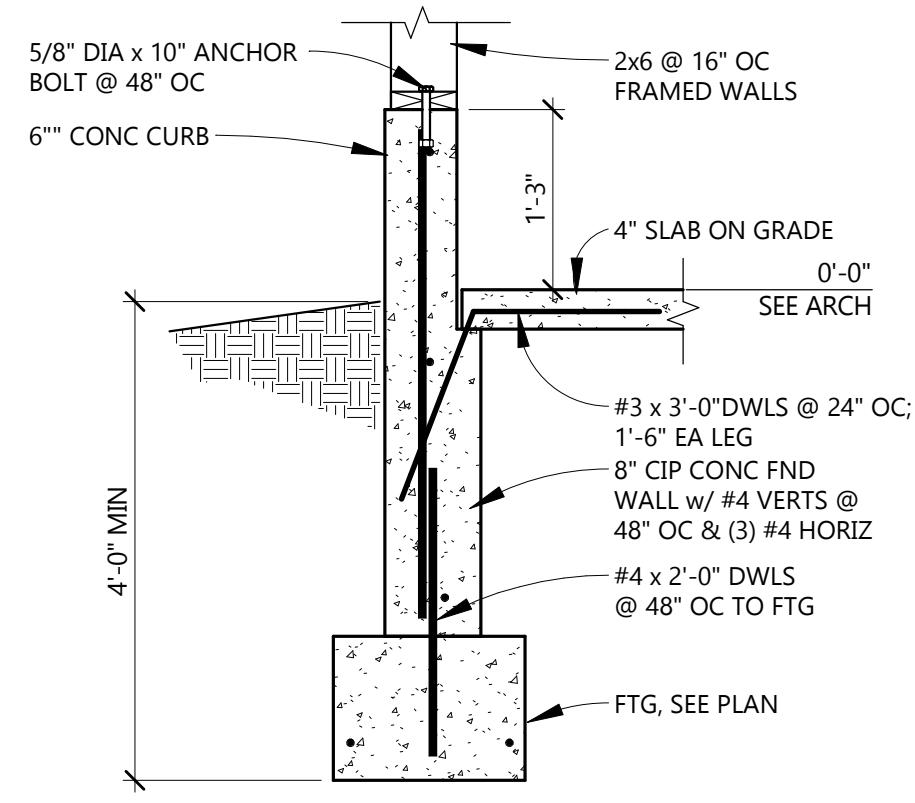
5 SECTION  
S1.2 3/4" = 1'-0"



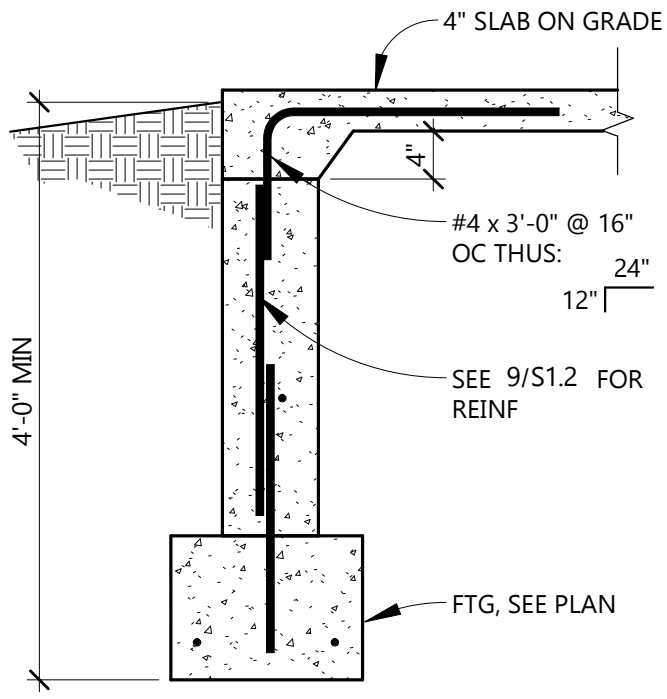
6 SECTION  
S1.2 3/4" = 1'-0"



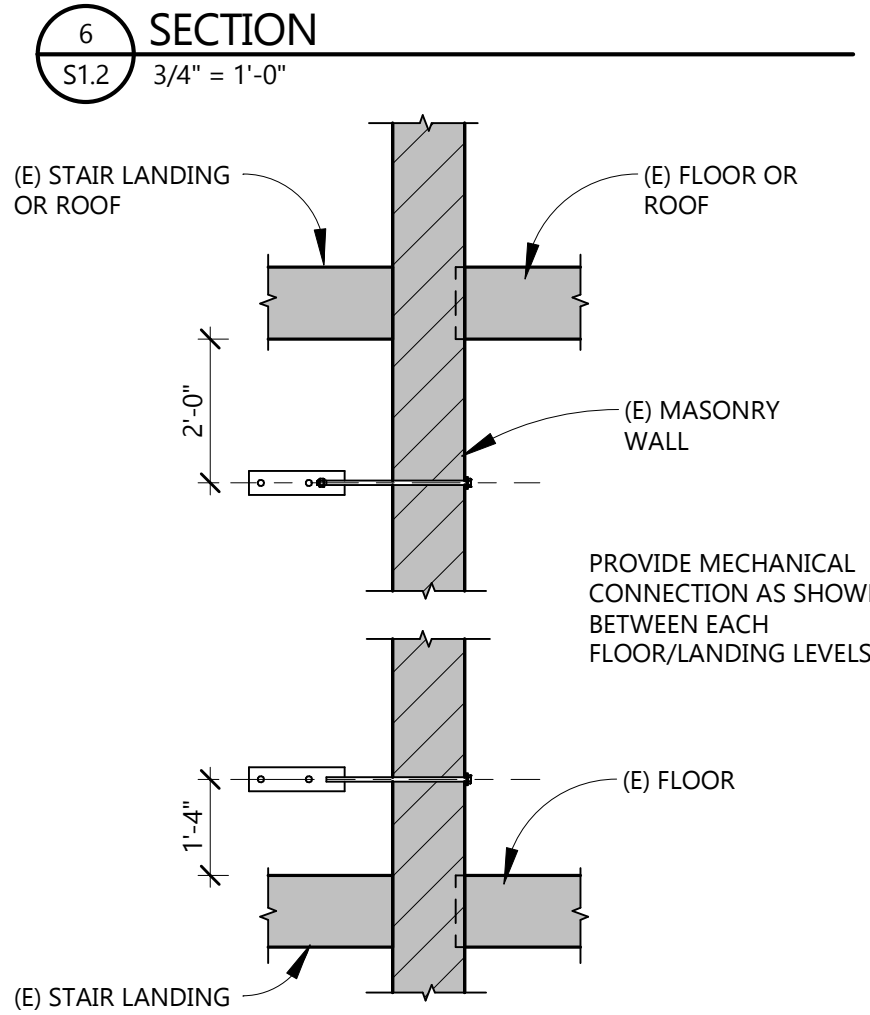
7 SECTION  
S1.2 3/4" = 1'-0"



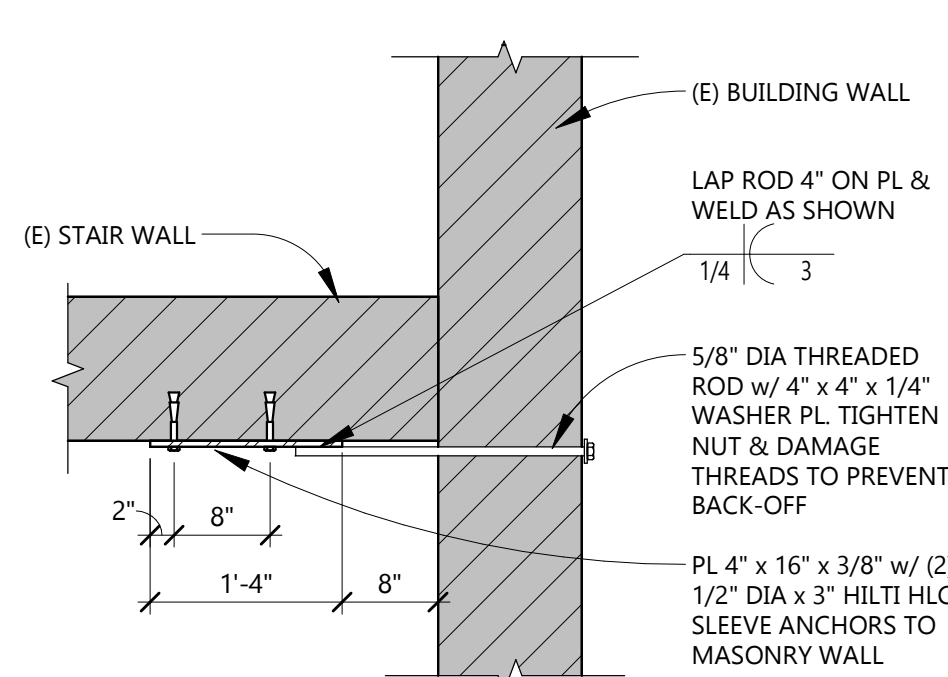
8 SECTION  
S1.2 3/4" = 1'-0"



9 SECTION  
S1.2 3/4" = 1'-0"



10 SECTION  
S1.2 3/8" = 1'-0"



11 SECTION  
S1.2 3/4" = 1'-0"



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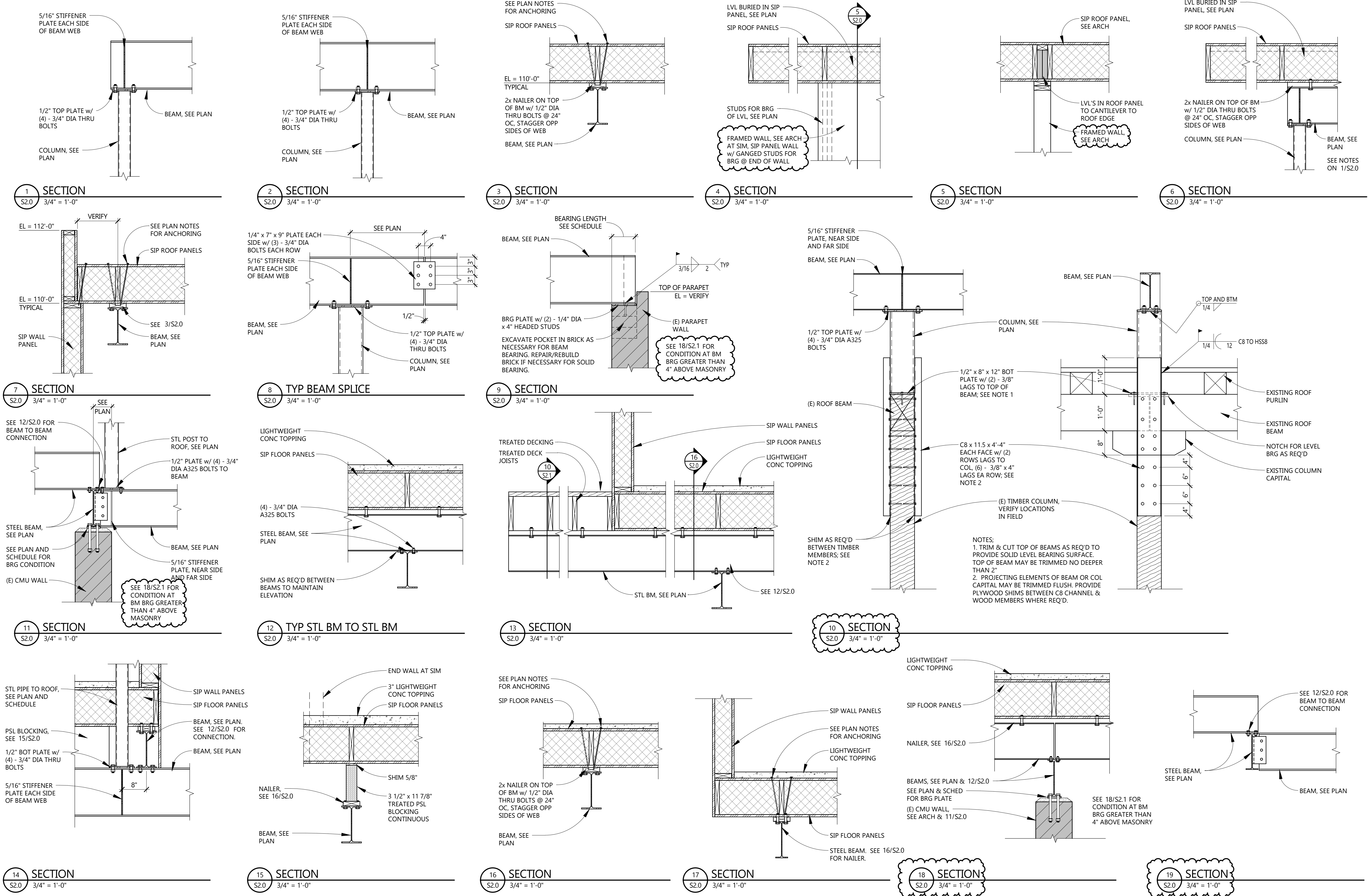
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Revision Schedule

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

Floor and Roof Details

S2.0





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## Contact

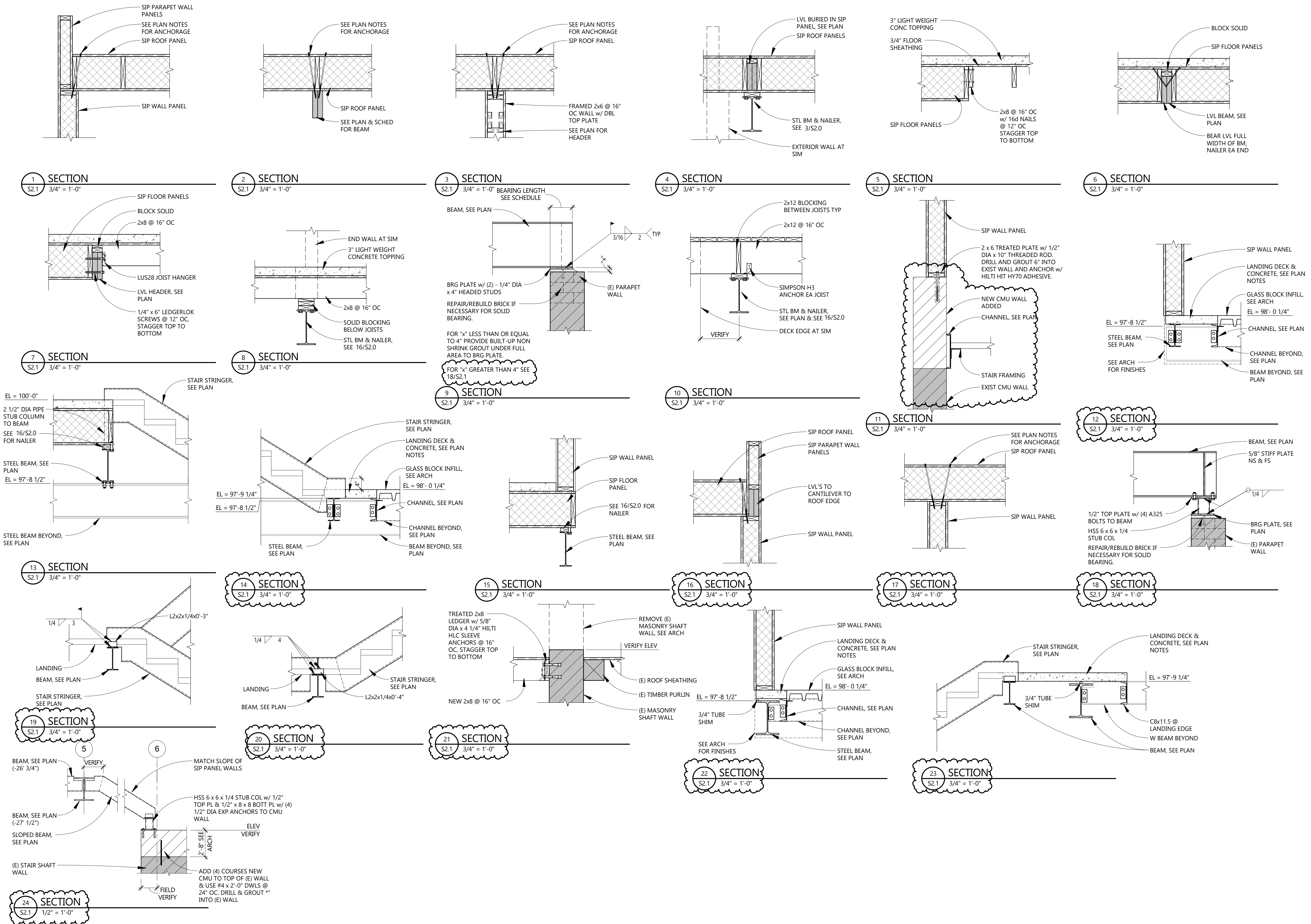
**PRINT NAME:** David H. Macdonald

## Issue Schedule

## Revision Schedule

## Floor and Roof Details

# S2.1







**Mattson  
Macdonald  
Young**  
structural  
engineers

Bassett Creek Business Center  
901 North 3rd Street, #100  
Minneapolis, MN 55401  
  
612-827-7825 voice  
612-827-0805 fax

November 19, 2018

Julian Menne  
Christian Dean Architecture, LLC  
2909 Bryant Avenue South  
Suite 304  
Minneapolis, MN 55408

Re: 2909 Bryant – Loft Residential Unit  
ASI #2 Clarification


Dear Julian:

The attached sketches illustrate the desired position of the tie backs needed at the existing stair tower. Due to the location of landings and doorways, I have adjusted the location and number of tie backs at the east and west walls of the stair tower.

The dimensions indicated on the sketches illustrate the desired position but may be adjusted 6" to 8" up or down if necessary to clear any piping or for ease of installation.

If you have any questions concerning the above, please do not hesitate to contact me.

Sincerely  
Mattson Macdonald Young, Inc.



David H. Macdonald P.E.

